AMENDED

ENNIS CITY COMMISSION AGENDA
TUESDAY, APRIL 21, 2026
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.

As authorized by Texas Government Code Section 551.007 - the governing body shall allow any member of the public who wishes to speak on an agenda item at an open meeting to address the body regarding that item before or during the consideration of the item.

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
- Sarah Jones, HR Payroll Coordinator

B.2. City of Ennis New Employee Recognition

B.3. 2026 Economic Development Week Proclamation

B.4. FY 2025 City of Ennis Annual Audit Presentation by Forvis, LLP
Annual Comprehensive Financial Report - FY2025

B.5. Presentation on Public Safety Pay Scales
FY 2026 Police and Fire Pay Plan
FY 2026 Civilian General Government Pay Plan

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 March 17, 2026, Ennis City Commission Regular Meeting Minutes.

CC Minutes - 03.17.26

E.2. Approval of the March 24, 2026, Ennis City Commission Special Meeting Minutes.

CC Minutes - 03.24.26

E.3. Approval of the April 7, 2026, Ennis City Commission Special Meeting Minutes.

CC Minutes - 04.07.26

E.4. Approval of the April 13, 2026, Ennis City Commission Special Meeting Minutes.

CC Minutes - 04.13.26

E.5. Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing Amendment One to Task Two: On-Call General Engineering Support with Freese and Nichols, Inc. to continue services in accordance with Article II – Scope of Services in a sum not to exceed Sixty Thousand Dollars and Zero Cents ($60,000.00) amending the original task authorization from $60,000.00 to a revised total amount of $120,000.00, and authorizing the City Manager to execute any documents in connection therewith.

Amendment One to FNI Task Order Two

E.6. Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Mayor, or designee, to execute an Indemnification and Insurance Agreement between the City of Ennis, Texas, and 10K Star Events, LLC dba Nightlights Event, for a sky lantern event to be held at the Texas Motorplex.

10K Star Events dba Nightlights Event Sky Lantern Indemnification & Insurance Agreement

E.7. Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Mayor to execute updated documents necessary to optimize available grant funding, pursuant to the NextGen 911 Grant funding from the State of Texas Commission on State Emergency Communication Proposition 8 Next Generation 911 Service Fund Award for one hundred, twenty thousand, six hundred-eighty-three dollars and seventy-one cents ($120,683.71) and Texas 9-1-1 Entity Subrecipient Subaward, Next Generation 911 Service Fund Award not to exceed eight hundred thirty-nine thousand, twenty-seven dollars and twenty seven cents ($839,027.27) as accepted under City of Ennis Resolution No. 24-1106-12 and No. 24-1106-13 respectively, and each passed and approved on November 6, 2024.

NextGen 911 Grant Appropriation

F. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

F.1. Conduct a Public Hearing regarding the repeal of the Specific Use Permit granted to Glidepath Power Solutions for the construction and operation of a battery energy storage system on an approximately 7.71 acre lot located in the City of Ennis, Ellis County, Texas which is a portion of Ellis CAD ID 190366.

Public Hearing for SUP Repeal for Glidepath

F.2. Discuss and consider an Ordinance of the City Commission of the City of Ennis, Texas, repealing the Specific Use Permit granted to Glidepath Power Solutions for the construction and operation of a Battery Energy Storage System on an approximately 7.71 acre lot located in the City of Ennis, Ellis County, Texas which is a portion of Ellis CAD ID 190366.

SUP Repeal for Glidepath

F.3. Conduct a Public Hearing regarding an application for a Distance Variance pursuant to Section 10-31(b) of the Code of the City of Ennis, allowing for the sale of alcoholic beverages at El Mago to be located at 207 West Ennis Avenue, Ennis, Texas 75119. Ellis CAD ID 158117.

Public Hearing for Distance Variance - 207 W Ennis Ave

F.4. Discuss and consider an Ordinance of the City Commission of the City of Ennis, Texas, granting a Distance Variance pursuant to Section 10-31(b) of the Code of the City of Ennis, allowing for the sale of alcoholic beverages at El Mago to be located at 207 West Ennis Avenue, Ennis, Texas 75119. Ellis CAD ID 158117.

Distance Variance - 207 W Ennis Ave

F.5. Conduct a Public Hearing regarding an application for a Zoning Change from Single Family-10 (R-10) to Multi-Family-2 (MF-2) for an approximately 5.617-acre tract of land, situated in the James Jackson Survey, Abstract No. 578, Tract 1, City of Ennis, Ellis County, Texas. Approximately located in the 700 Block of South Sonoma Trail, Ellis CAD ID 186293. CONTINUED FROM THE FEBRUARY 17, 2026 CITY COMMISSION MEETING.

Public Hearing for Rezoning R-10 to MF-2 700 Block S Sonoma Trl

F.6. Discuss and consider an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas from Single Family-10 (R-10) to Multi-Family-2 (MF-2) for an approximately 5.617-acre tract of land, situated in the James Jackson Survey, Abstract No. 578, Tract 1, City of Ennis, Ellis County, Texas. Approximately located in the 700 Block of South Sonoma Trail, Ellis CAD ID 186293. TABLED AT THE FEBRUARY 17 , 2026 MEETING.

Rezoning R-10 to MF-2 700 Block S Sonoma Trl

F.7. Discuss and consider approving the 2026 Historic Landmark Tax Exemption applications as recommended by the Historic Landmark Commission's subcommittee and any other matters incident thereto.

2026 HLTE Applications

F.8. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, authorizing the 2025 Historic Reinvestment Tax Abatement Refunds (HRTAR) for improvements made to eligible properties during the 2025 tax year, pursuant to section 8.5-2(c) of the Code of Ordinances of the City of Ennis.

2025 HRTARs

F.9. Discuss and consider approval of a Resolution of the City Commission of the City Of Ennis, Texas, requesting the transfer of that certain public roadway on Ennis Avenue between Business Interstate (BI) 45 (Kaufman St.) and F.M. 1722 (Preston St.) from the Texas Department of Transportation to the City of Ennis.

Transfer of Ennis Avenue from TxDOT

F.10. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas,

authorizing the Mayor to award Hazard Mitigation Grant Program Engineering Services to Freese and Nichols, Inc., and authorizing the City Manager to execute any documents in connection therewith.

Award Hazard Mitigation Grant Program Engineering Services to FNI

F.11. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, approving the purchase of one spare pump for Liska Lift Station and Sonoma Lift Station with Global Pump Solutions LLC in an amount not to exceed Sixty Thousand Two Hundred Seventy Dollars and Zero Cents ($60,270.00), and authorizing the City Manager or designee to execute any documents in connection therewith.

Emergency Spare Pump for Liska and Sonoma LS

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 Act:

- *QIPP Program*
- *SPI Contract Default*
- *City of Ennis vs. District Partners Ltd., and the real property located at 112 W. Brown Street (a/k/a 114 W. Brown Street, 116 W. Brown Street, 118 W. Brown Street, and 110 S. Dallas Street, Ennis, Texas 75119 (in rem), Cause No. 116742, pending in the 40th Judicial District Court, Ellis County*
- *City of Ennis vs. District Partners Ltd., and the real property located at 114 W. Knox Street and 116 W. Knox Street, Ennis, Texas 75119 (in rem), Cause No. 120121, pending in the 40th Judicial District Court, Ellis County*
- *Rooftop Lights*

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 Soprema*

G.3. Section 551.074 - Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- *City Secretary*
- *City Manager Performance Review*

H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

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: ***Wednesday, April 15, 2026 at 8:00 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.

City of Ennis, Texas

Annual Comprehensive Financial Report

For the Year Ended
September 30, 2025

City of Ennis, Texas
September 30, 2025

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March 27, 2026

To the Honorable Mayor, Members of the City Commission, and Citizens of the City of Ennis, Texas:

State and Federal regulations require that local governments publish a complete set of audited financial statements within six months of each fiscal year's close. This Annual Comprehensive Financial Report (ACFR) for the City of Ennis (City) is published to fulfill those requirements for the fiscal year ended September 30, 2025. Management assumes full responsibility for the completeness and reliability of the information in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Forvis Mazars, LLP, Certified Public Accountants, has issued unmodified ("clean") opinions on the City of Ennis' financial statements for the year ended September 30, 2025. The independent auditors' report is located at the front of the financial section of this report. Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

PROFILE OF THE CITY OF ENNIS

The City, incorporated in 1872, is located 30 miles south of Dallas in Ellis County. The City has a land area of 28.06 square miles and a population of approximately 23,686, as estimated by the United States Census Bureau. The City has operated under the Commission-Manager form of government since 1956. Policy-making and legislative authority are vested in a governing body (City Commission) consisting of the mayor and six commission members, all elected through popular vote. Commission members serve three-year terms, with five of the commissioners elected by single-member ward and the mayor and mayor pro-tem elected at large. Terms of the commission members are staggered so that an election is held every year.

The City provides a full range of services. These include public safety (police and fire), municipal court, sanitation, parks, library, public works, and general administrative services. In addition, the City owns and operates a water distribution system, wastewater collection system, and an airport.

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The City Commission is required to adopt an initial budget for the fiscal year during September of each year for the new budget year, beginning on October 1. This annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund and department. The City Manager is authorized by ordinance to make intra-departmental and inter-departmental fund transfers within a fund as becomes necessary to avoid over-expenditure of a particular account or department. The City Charter authorizes the City Commission may amend the budget in the same manner in which it was approved.

LOCAL ECONOMY

The City has always shared the good fortune of proximity to the Dallas-Fort Worth Metroplex (DFW) and its location at the convergence of significant transportation routes. At the same time, far enough away to enjoy lower business operating and living costs. Ennis is strategically located at the intersection of Interstate 45 and State highway 287. Traffic from DFW traverse these highways to Houston, 205 miles to the South. Ennis started as a railway hub, and rail transportation continues to be a major asset to the City's economy. From Ennis, rail access extends in all four cardinal directions and accentuates the City's attractiveness to business dependent upon multiple forms of transportation.

Ennis is home to 650 businesses employing more than 8,500 people. There is a diverse industrial base including information technology, manufacturers, processors, and distribution centers. The manufacturing facilities produce and distribute plastics, electronic components, bedding and furniture, structural steel, roofing and siding, traffic solutions, and drilling/pipeline products. Other businesses located within the City's boundaries include a regional medical center, financial institutions, Texas Motorplex, Bardwell Lake, Sugar Ridge Winery, retail stores, and restaurants.

Due to the strong local economy, the City has a tax bond credit rating of AA- from Standard & Poor's.

The City is experiencing a period of significant growth and investment. New development and re-development throughout the downtown and surrounding areas have allowed Ennis to become a hub for the region. This development, combined with retail and service industries, the presence of recreational, educational, and health facilities, has even further strengthened the City's already strong economic base.

ENNIS TEXAS
The bluebonnet spirit of Texas

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LONG-TERM FINANCIAL PLANNING

In 2015, the City began formulating a comprehensive plan to establish a direction for the foreseeable future. Community input has been considerable and has provided significant insight into a collective view for quality of life, economic development, and sustainability. Visible progress on the Downtown Master Plan is already paying dividends in terms of occupancy and business activity. In addition, the process has begun to develop a new Future Land Use Plan that will help guide the City through future growth and development efforts while preserving the City's historic charm. It will also address the remaining undeveloped land, future redevelopment, and infill development opportunities.

Building on prior year successes, City staff is formulating financial-planning models to support the long-term efforts. Each possible program addition or change is analyzed in terms of the impact over a five-year window as a part of the decision-making process. The models also enable the City to make assumptions about the future debt capacity of the operational funds. The ability to determine current resources and future debt proceeds will enable the City to move forward with a new Capital Improvement Program, which have and may continue to be funded through the issuance of long-term debt instead of being funded via appropriations in the operating budget.

In closing, this report's preparation could not be accomplished on a timely basis without the Finance Staff and the independent auditors' efficient and dedicated endeavors. We want to express our sincere appreciation to all employees who contributed to the preparation. We would also like to thank the Mayor and City Commission for their continued support in planning and conducting the City's financial operations responsibly and progressively.

Respectfully submitted,

Andrea Weckmueller Behringer
City Manager

Stanley Muli
Director of Finance

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City of Ennis, Texas
GFOA Certificate of Achievement
September 30, 2025

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Ennis
Texas

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

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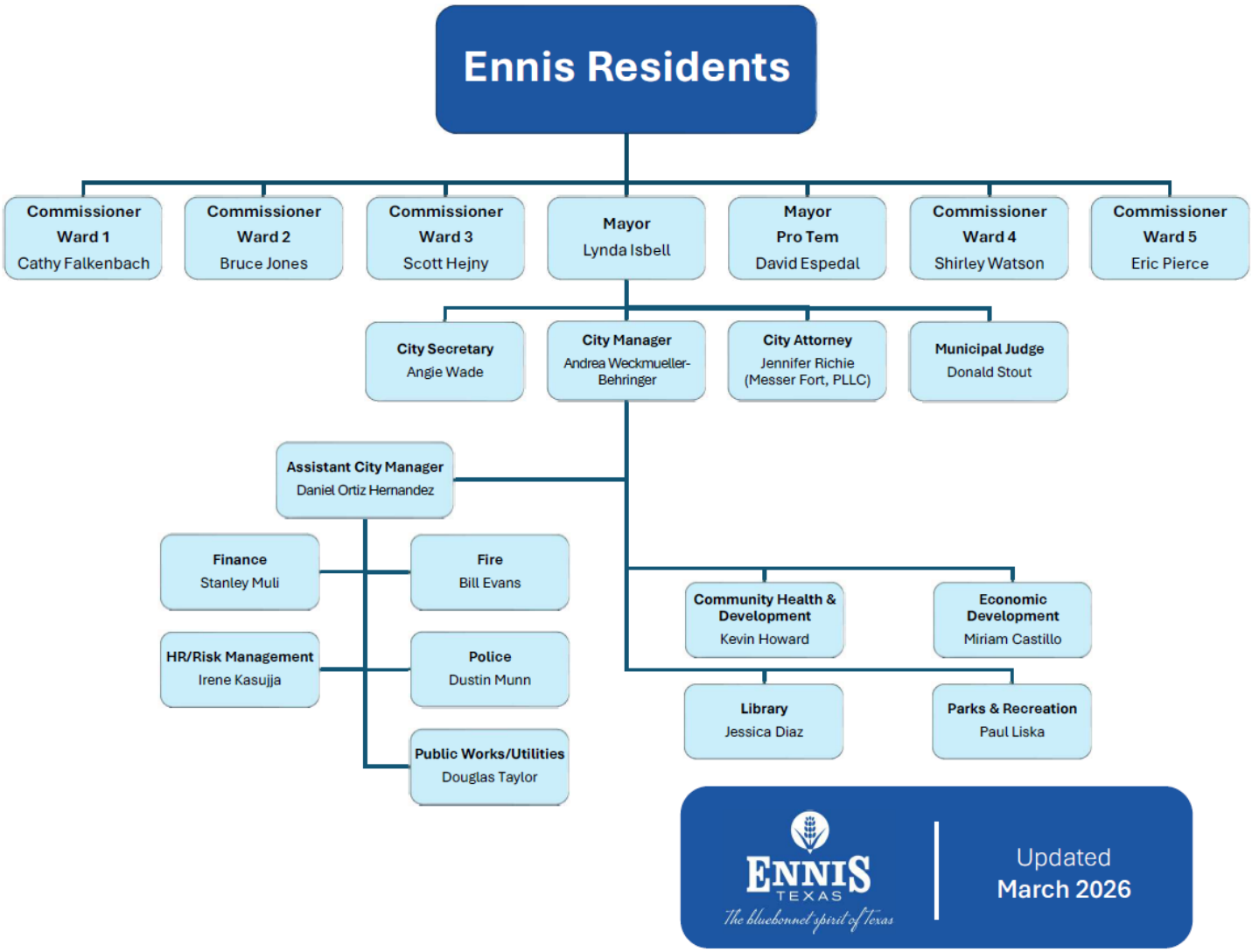
City of Ennis, Texas
Organizational Chart
September 30, 2025



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City of Ennis, Texas
List of Elected Officials, Administrators, and Consultants
September 30, 2025

Mayor (at large)	Kameron Raburn
Mayor Pro Tem (at large)	Lynda Isbell
Commissioner – Ward 1	Cathy Falkenbach
Commissioner – Ward 2	Bruce Jones
Commissioner – Ward 3	Scott Hejny
Commissioner – Ward 4	Shirley Watson
Commissioner – Ward 5	Eric Pierce

Administration

City Manager	Andrea Weckmueller-Behringer
City Secretary	Angie Wade
Police Chief	Dustin Munn
Fire Chief	Bill Evans
Finance Director	Stanley Muli
Community Engagement Director	Ashley Colunga
Economic Development Director	Joe Newman
Ennis CARES Coordinator	Christen Rudd
Health Director	Kevin Howard
Library Director	Jessica Diaz
Planning & Development Director	Mark Richardson
Parks & Recreation Director	Paul Liska
Director of Public Works	Ed Green
City Attorney	Messer Fort, LLC
Auditors	Forvis Mazars, LLP

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Financial Section

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Forvis Mazars, LLP
14221 Dallas Parkway, Suite 400
Dallas, TX 75254
P 972.702.8262 | F 972.702.0673
forvismazars.us

Independent Auditor's Report

Honorable Mayor and City Commissioners
City of Ennis, Texas

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Ennis, Texas (City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension and other postemployment benefit information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial

statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Forvis Mazars, LLP

Dallas, Texas
March 27, 2026

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City of Ennis, Texas
Management's Discussion and Analysis (Unaudited)
For the Year Ended September 30, 2025

As management of the City of Ennis, Texas (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2025.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $133,685,065 (*net position)*. Of this amount, $12,190,859 represents unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by $4,036,032.
- As of the close of the current fiscal year, the City's governmental funds reported combined fund balances of $81,408,192, an increase of $2,282,692 in comparison with the prior year, the increase was primarily related to bond proceeds related to the 2024 bond issuance in the General Capital Projects fund. Approximately 12 percent of this amount $9,575,835 is available for spending at the City's discretion (unassigned fund balance).
- At the end of the current fiscal year, unassigned fund balance for the general fund was $9,575,835, or approximately 31 percent of the total general fund expenditures.

Overview of the Financial Statements

The *management's discussion and analysis* provided here are intended to serve as an introduction to the City's *basic financial statements*. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements.

Government-wide Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents financial information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, streets, health, equipment services, cultural and recreational, hospital, and public works. The business-type activities of the City include water, sewer, sanitation, and airport operations.

The government-wide financial statements include not only the City itself (known as the *primary government)*, but also a legally separate economic development corporation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself. Complete financial statements for the component unit are available from the City Finance Director upon request.

The government-wide financial statements can be found on pages 16-18 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near- term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The City maintains twenty-six individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, QIPP Fund, General Capital Projects Fund, and the Debt Service Fund, which are considered to be major funds. Data from the other twenty-three governmental funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The City adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 19-22 of this report.

Proprietary Funds. The City maintains two types of proprietary funds. The *enterprise funds are* used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses the enterprise funds to account for its water and sewer, sanitation, and airport operations. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for the management of its self-insurance. Because this service predominantly benefits governmental rather than business-type functions, it has been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Utility fund, which is considered to be a major fund of the City. Data from the other two enterprise funds are combined into a single aggregated presentation. Data for the internal service fund is also presented in the proprietary fund financial statements.

The basic proprietary fund financial statements can be found on pages 25-29 of this report.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 26-67 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the City's progress in funding its obligations to provide pension and supplemental death benefits to its employees. Required supplementary information can be found on pages 68-70 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information on pensions. Combining and individual fund statements and schedules can be found on pages 73-92 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows by $133,685,065, at the close of the most recent fiscal year.

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 55,666,571	$ 95,119,699	$ 34,526,394	$ 36,915,827	$ 90,192,965	$ 132,035,526
Capital assets	110,079,134	109,159,950	61,390,960	63,454,228	171,470,094	172,614,178
Total assets	165,745,705	204,279,649	95,917,354	100,370,055	261,663,059	304,649,704
Total deferred outflows of resources	4,082,944	6,147,145	996,246	1,506,985	5,079,190	7,654,130
Long term liabilities	106,903,308	114,754,469	48,418,985	50,924,434	155,322,293	165,678,903
Other liabilities	4,343,608	13,088,368	2,134,515	2,911,888	6,478,123	16,000,256
Total liabilities	111,246,916	127,842,837	50,553,500	53,836,322	161,800,416	181,679,159
Total deferred inflows of resources	1,349,143	821,800	270,626	153,842	1,619,769	975,642
Net position						
Net investment in capital assets	41,746,958	39,784,516	37,847,463	40,849,509	79,594,421	80,634,025
Restricted	41,899,785	17,645,852	-	-	41,899,785	17,645,852
Unrestricted	3,948,848	13,765,382	8,242,011	7,037,367	12,190,859	20,802,749
Total net position	$ 87,595,591	$ 71,195,750	$ 46,089,474	$ 47,886,876	$ 133,685,065	$ 119,082,626

By far, the largest portion of the City's net position (59.54 percent) reflects its investment in capital assets (e.g., land, construction in progress, buildings, improvements, machinery and equipment, infrastructure, and water rights), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (31.34 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of $12,190,859 is unrestricted and may be used to meet the City's ongoing obligations to its citizens and creditors.

The City's total net investment in capital assets decreased as depreciation and retirements exceeded capital outlay and work-in-progress for business-type activities.

The City's overall net position increased $4,036,032 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues						
Charges for services	$ 297,634,758	$ 290,960,776	$ 19,862,065	$ 17,117,084	$ 317,496,823	$ 308,077,860
Operating grants and contributions	377,689	669,849	-	-	377,689	669,849
Capital grants and contributions	59,175	116,735	-	-	59,175	116,735
General revenues						
Property taxes	24,223,703	21,749,260	-	-	24,223,703	21,749,260
Sales taxes	9,092,045	8,859,487	-	-	9,092,045	8,859,487
Franchise taxes	2,040,063	1,835,527	-	-	2,040,063	1,835,527
Hotel occupancy taxes	570,239	563,322	-	-	570,239	563,322
Alcoholic beverage taxes	83,022	96,394	-	-	83,022	96,394
Grants and contributions not restricted to specific programs	-	-	-	2,000,000	-	2,000,000
Investment earnings	845,696	805,548	423,271	350,167	1,268,967	1,155,715
Gain on sale of capital assets	-	-	-	-	-	-
Miscellaneous	525,287	946,829	456,650	157,540	981,937	1,104,369
Total revenues	335,451,677	326,603,727	20,741,986	19,624,791	356,193,663	346,228,518
Expenses						
General government	10,732,888	9,330,506	-	-	10,732,888	9,330,506
Public safety	17,487,213	16,525,098	-	-	17,487,213	16,525,098
Streets	4,132,652	3,833,732	-	-	4,132,652	3,833,732
Health	291,800,917	280,414,219	-	-	291,800,917	280,414,219
Equipment services	410,242	385,540	-	-	410,242	385,540
Cultural and recreational	2,710,347	2,791,630	-	-	2,710,347	2,791,630
Airport	-	-	148,778	323,229	148,778	323,229
Hospital	688,364	694,423	-	-	688,364	694,423
Public works	880,254	1,043,676	-	-	880,254	1,043,676
Interest on long-term debt	3,863,978	3,559,997	-	-	3,863,978	3,559,997
Utility	-	-	17,444,449	15,164,416	17,444,449	15,164,416
Sanitation	-	-	1,857,549	1,813,635	1,857,549	1,813,635
Total expenses	332,706,855	318,578,821	19,450,776	17,301,280	352,157,631	335,880,101
Change in net position before transfers	2,744,822	8,024,906	1,291,210	2,323,511	4,036,032	10,348,417
Transfers	3,088,612	2,541,501	(3,088,612)	(2,541,501)	-	-
Change in net position	5,833,434	10,566,407	(1,797,402)	(217,990)	4,036,032	10,348,417
Net Position – Beginning	81,762,157	71,195,750	47,886,876	48,104,866	129,649,033	119,300,616
Net Position –Ending	$ 87,595,591	$ 81,762,157	$ 46,089,474	$ 47,886,876	$ 133,685,065	$ 129,649,033

Governmental Activities. During the current fiscal year, net position for governmental activities increased $5,833,434 from the prior fiscal year for an ending balance of $87,595,591. This increase is due primarily to an increase in property tax revenue driven by higher property assessed values in fiscal year 2025, an increase in charges for services related to QIPP revenue, as well as a decrease in capital outlay during fiscal year 2025.

Business-type Activities. For the City's business-type activities, the results for the current fiscal year resulted in a decrease in net position to an ending balance of $46,089,474. The total decrease in net position for business-type activities (utility, sanitation, and airport operations) was $1,797,402 or .45 percent from the prior fiscal year. Revenues from charges for services rose $2,744,981, or 16 percent due to continued growth in residential and commercial development and a budgeted wastewater rate increase. Total expenses before transfers increased $2,149,496 in fiscal year 2025 due to maintaining an aging infrastructure and rising personnel expenses.

Financial Analysis of Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance- related legal requirements.

Governmental Funds. The focus of the City's *governmental funds* is to provide information on near- term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City's Commissioners.

At September 30, 2025, the City's governmental funds reported combined fund balances of $81,408,192, an increase of $2,282,692 in comparison with the prior year. Approximately 12 percent of this amount ($9,575,835) constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of the fund balance is either nonspendable or restricted to indicate that it is: 1) not in spendable form ($122,569), 2) legally required to be maintained intact ($28,966), or 3) restricted for particular purposes ($71,680,822).

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was $9,575,835, while total fund balance increased to $9,698,404. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total general fund expenditures. Unassigned fund balance represents approximately 30.53 percent of total general fund expenditures, while total fund balance represents approximately 30.92 percent of that same amount.

The fund balance of the City's general fund increased by $664,382 during the current fiscal year. Revenues increased by $113,873 (0.47 percent) above the previous year primarily due to an increase in licenses and permits and franchise taxes offset by a decrease in property taxes. General fund expenditures increased $919,713 primarily related to an increase in personnel expenditures in 2025.

The QIPP fund, a major governmental fund, has a $3,597,665 increase in fund balance during the current fiscal year which increased total fund balance to $28,494,120. The increase in revenue is primarily related to an increase in reimbursement revenue for the program during 2025.

The general capital projects fund, a major governmental fund, has a $6,800,632 decrease in fund balance during the current fiscal year. The decrease was primarily related to the bond proceeds related to the previous fiscal year's bond issuance.

The debt service fund, a major fund, had an increase in fund balance during the current year of $419,451 to bring the year-end fund balance to $1,287,013. The increase was primarily related to increased property tax collections and principal paid on bonds during the year.

Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Utility and Nonmajor Enterprise funds at the end of the year amounts to $8,291,047 and $89,880. Net position decreased in 2025 by $999,610 in the Utility fund and decreased by $164,201 in the Nonmajor Enterprise funds. For the Utility fund, operating revenues increased in 2025 by $2,950,441 (20.7 percent) due to continued growth in residential and commercial development and a budgeted wastewater rate increase. Operating expenses increased $1,490,704 (11.6 percent) primarily due to the increased cost of personnel. For the Nonmajor Enterprise funds, operating revenues increased in 2025 by $118,129 (5.8 percent). Operating expenses increased by $130,538 (6.1 percent).

General Fund Budgetary Highlights

Final Budget Compared to Actual Results. General fund actual revenues of $24,338,751 exceeded budgeted revenues of $23,526,508 by $812,243. Following are the main components that experienced an increase of actual revenue compared to budgeted revenue:

- Property tax revenue exceeded budgeted revenue by a combined $468,156 due to conservative budgeting, continued growth within the City, inflation spikes increasing the prices of goods and services, and continued economic growth in the commercial sector.
- Budgeted sales tax revenue exceeded actual revenue by a combined $405,059 due to inflation spikes decreasing consumption for goods and services, resulting in less taxable sales.

Actual general fund expenditures of $31,367,375 were less than budgeted expenditures of $31,457,779. This $90,404 variance in expenditures is due to streets and nondepartmental budgeted expenditure amounts exceeding actual expenditures.

Capital and Lease Assets and Debt Administration

Capital and Lease Assets. The City's investment in capital and lease assets for its governmental and business-type activities as of September 30, 2025, amounts to $171,470,094 (net of accumulated depreciation/amortization). This investment in capital assets includes land, construction in progress, buildings, improvements, machinery and equipment, infrastructure, and water rights. The total increase in capital assets for the current fiscal year was approximately 6 percent.

Capital and Lease Assets
(Net of Depreciation and Amortization)

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 6,564,209	$ 6,564,209	$ 1,088,290	$ 1,088,290	$ 7,652,499	$ 7,652,499
Construction in progress	10,384,448	7,339,405	5,417,263	6,894,882	15,801,711	14,234,287
Buildings	39,581,339	41,105,537	2,307,772	2,489,468	41,889,111	43,595,005
Lease buildings	646	9,615	-	-	646	9,615
Improvements	7,264,648	8,402,555	51,284,786	51,204,692	58,549,434	59,607,247
Machinery and equipment	5,081,231	3,582,794	1,061,256	1,461,429	6,142,487	5,044,223
Infrastructure	40,736,545	41,749,505	-	-	40,736,545	41,749,505
Lease vehicles	466,068	406,330	31,221	81,701	497,289	488,031
Water rights	-	-	200,372	233,766	200,372	233,766
Total	$ 110,079,134	$ 109,159,950	$ 61,390,960	$ 63,454,228	$ 171,470,094	$ 172,614,178

Major capital asset events during the current fiscal year included the following:

- Governmental machinery and equipment additions of approximately $3,269,769 primarily consisting of purchased ladder equipment and various capital assets within the fire department.
- Business-type improvements increased by $80,094 as major water/wastewater infrastructure projects were completed and placed into service during 2025.

Additional information on the City's capital assets can be found in *Note 2* on pages 43-44 of this report.

Long-term Debt. At the end of the current fiscal year, the City had total bonded debt outstanding of $122,434,000, which is backed by the full faith and credit of the government. The remainder of the City's long-term obligations comprises development agreement payable and leases.

Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Certificates of obligation	$ 79,089,000	$ 82,701,500	$ 42,985,000	$ 44,692,500	$ 122,074,000	$ 127,394,000
General obligations	360,000	1,600,000	-	-	360,000	1,600,000
Lease liability	811,304	710,479	108,291	161,287	919,595	871,766
Development agreement payable	11,941,803	12,486,786	-	-	11,941,803	12,486,786
Total	$ 92,202,107	$ 97,498,765	$ 43,093,291	$ 44,853,787	$ 135,295,398	$ 142,352,552

The City's total debt decreased by $(7,057,154) (27.11 percent) during the current fiscal year as principal on bonds was paid.

The City's General Obligation and Combination Tax and Revenue Certificates of Obligation ratings are listed below.

Standard's & Poor's	
General Obligation Bonds	AA-
Certificates of Obligation	AA

Additional information on the City's long term-debt can be found in *Note 2* on pages 48-52 of this report.

Economic Factors and Next Year's Budget Rates

The City of Ennis has experienced consistent growth in both population and commercial activity, leading to an increased budget aimed at supporting the expanded services required for a growing community. Additionally, the budget has been adjusted to address the ongoing need for the maintenance and replacement of aging water and sewer infrastructure. In 2025, the City issued 1,081 building permits, with the number of new single-family homes projected to continue in the near future.

This growth in development has also spurred new commercial and industrial opportunities within Ennis. Many of these developments serve the broader Dallas-Fort Worth Metroplex, benefiting from Ennis's strategic proximity to the City of Dallas. As a result, more job opportunities have been created for residents. These developments, along with other factors, have contributed to year-over-year increases in property tax and sales tax revenues.

The expenditure budget is designed to sustain the current level of services across departments while also facilitating capital investments that enhance recreational opportunities and overall quality of life for both residents and visitors

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 107 N Sherman Street, Ennis, Texas 75120.

Basic Financial Statements

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City of Ennis, Texas
Statement of Net Position
September 30, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Ennis Economic Development Corporation
Assets and Deferred Outflows of Resources				
Assets				
Cash and cash equivalents	$ 46,738,045	$ 9,641,478	$ 56,379,523	$ 8,093,914
Receivables (net of allowance for uncollectibles)	3,158,074	2,182,698	5,340,772	540,600
Lease receivable	189,291	-	189,291	-
Intergovernmental receivables	5,205,808	-	5,205,808	-
Internal balances	252,784	(252,784)	-	-
Inventories	122,569	170,103	292,672	-
Restricted cash and cash equivalents	30,363,001	22,784,899	53,147,900	-
Capital and lease assets				
Non-depreciable	16,948,657	6,505,553	23,454,210	3,490,715
Depreciable (net of accumulated depreciation/amortization)	93,130,477	54,885,407	148,015,884	3,979,341
Total assets	196,108,706	95,917,354	292,026,060	16,104,570
Deferred Outflows of Resources				
Deferred charges on refunding	15,088	-	15,088	17,538
Deferred outflows of resources related to pension	3,946,309	987,751	4,934,060	-
Deferred outflows of resources related to OPEB	121,547	8,495	130,042	-
Total deferred outflows of resources	4,082,944	996,246	5,079,190	17,538
Total assets and deferred outflows of resources	$ 200,191,650	$ 96,913,600	$ 297,105,250	$ 16,122,108
Liabilities, Deferred Inflows of Resources and Net Position				
Liabilities				
Accounts payable and other current liabilities	$ 2,659,237	$ 593,409	$ 3,252,646	$ 18,783
Accrued payroll payable	1,171,228	462,934	1,634,162	-
Accrued interest payable	513,143	292,686	805,829	6,182
Customer deposits payable	-	785,486	785,486	-
Noncurrent liabilities:				
Due within one year	5,293,201	2,374,919	7,668,120	180,080
Due in more than one year	101,610,107	46,044,066	147,654,173	4,720,164
Total liabilities	111,246,916	50,553,500	161,800,416	4,925,209
Deferred Inflows of Resources				
Deferred inflows of resources related to pension	964,871	233,825	1,198,696	-
Deferred inflows of resources related to OPEB	222,833	36,801	259,634	-
Deferred inflows of resources related to leases	161,439	-	161,439	-
Total deferred inflows of resources	1,349,143	270,626	1,619,769	-
Net Position				
Net investment in capital assets	41,746,958	37,847,463	79,594,421	2,587,350
Restricted for:				
Capital projects	6,589,123	-	6,589,123	-
Cultural and recreational	1,272,449	-	1,272,449	-
Debt service	1,287,013	-	1,287,013	-
Economic development	-	-	-	8,609,549
Public safety	240,963	-	240,963	-
Streets	3,260,524	-	3,260,524	-
Tourism	755,593	-	755,593	-
Health	28,494,120	-	28,494,120	-
Unrestricted	3,948,848	8,242,011	12,190,859	-
Total net position	87,595,591	46,089,474	133,685,065	11,196,899
Total liabilities, deferred inflows of resources and net position	$ 200,191,650	$ 96,913,600	$ 297,105,250	$ 16,122,108

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Statement of Activities
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	$ 10,732,888	$ 417,162	$ 129,545	$ -
Public safety	17,487,213	714,631	248,144	6,055
Streets	4,132,652	-	-	-
Health	291,800,917	296,418,617	-	-
Equipment services	410,242	-	-	-
Cultural and recreational	2,710,347	84,348	-	53,120
Hospital	688,364	-	-	-
Public works	880,254	-	-	-
Interest	3,863,978	-	-	-
Total governmental activities	332,706,855	297,634,758	377,689	59,175
Business-type Activities				
Utility	17,444,449	17,707,999	-	-
Sanitation	1,857,549	1,993,196	-	-
Airport	148,778	160,870	-	-
Total business-type activities	19,450,776	19,862,065	-	-
Total primary government	$ 352,157,631	$ 317,496,823	$ 377,689	$ 59,175
Component Unit				
Ennis Economic Development Corporation	2,405,493	-	-	-
Total component unit	$ 2,405,493	$ -	$ -	$ -
General Revenues				
Property taxes				
Sales taxes				
Franchise taxes				
Hotel occupancy taxes				
Alcoholic beverage taxes				
Investment earnings				
Miscellaneous				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

The notes to the financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-type Activities	Total	Ennis Economic Development Corporation
$ (10,186,181)	$ -	$ (10,186,181)	$ -
(16,518,383)	-	(16,518,383)	-
(4,132,652)	-	(4,132,652)	-
4,617,700	-	4,617,700	-
(410,242)	-	(410,242)	-
(2,572,879)	-	(2,572,879)	-
(688,364)	-	(688,364)	-
(880,254)	-	(880,254)	-
(3,863,978)	-	(3,863,978)	-
(34,635,233)	-	(34,635,233)	-
-	263,550	263,550	-
-	135,647	135,647	-
-	12,092	12,092	-
-	411,289	411,289	-
$ (34,635,233)	$ 411,289	$ (34,223,944)	$ -
-	-	-	(2,405,493)
$ -	$ -	$ -	$ (2,405,493)
24,223,703	-	24,223,703	-
9,092,045	-	9,092,045	3,030,681
2,040,063	-	2,040,063	-
570,239	-	570,239	-
83,022	-	83,022	-
845,696	423,271	1,268,967	281,304
525,287	456,650	981,937	107,495
3,088,612	(3,088,612)	-	-
40,468,667	(2,208,691)	38,259,976	3,419,480
5,833,434	(1,797,402)	4,036,032	1,013,987
81,762,157	47,886,876	129,649,033	10,182,912
$ 87,595,591	$ 46,089,474	$ 133,685,065	$ 11,196,899

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Balance Sheet
Governmental Funds
September 30, 2025

	General	QIPP	General Capital Projects	Debt Service	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	$ 9,518,479	$ 24,318,967	$ 30,354,323	$ 1,271,861	$ 11,411,218	$ 76,874,848
Receivables, net	2,365,542	-	-	141,166	651,366	3,158,074
Lease receivable	189,291	-	-	-	-	189,291
Intergovernmental receivables	-	5,205,808	-	-	-	5,205,808
Due from other funds	662,293	-	-	-	-	662,293
Inventories	122,569	-	-	-	-	122,569
Total assets	$ 12,858,174	$ 29,524,775	$ 30,354,323	$ 1,413,027	$ 12,062,584	$ 86,212,883
Liabilities, Deferred Inflows of Resources and Fund Balances						
Liabilities						
Accounts payable	$ 1,308,052	$ 1,030,655	$ 286,643	$ -	$ 33,887	$ 2,659,237
Accrued payroll payable	1,295,817	-	-	-	9,811	1,305,628
Due to other funds	17,211	-	-	-	148,040	165,251
Total liabilities	2,621,080	1,030,655	286,643	-	191,738	4,130,116
Deferred Inflows of Resources						
Unavailable revenue - property taxes	191,333	-	-	126,014	9,871	327,218
Unavailable revenue - court	141,032	-	-	-	-	141,032
Unavailable revenue - other	44,886	-	-	-	-	44,886
Lease related	161,439	-	-	-	-	161,439
Total deferred inflows of resources	538,690	-	-	126,014	9,871	674,575
Fund Balances						
Nonspendable						
Endowment	-	-	-	-	28,966	28,966
Inventories	122,569	-	-	-	-	122,569
Restricted						
Capital projects	-	-	30,067,680	-	6,302,480	36,370,160
Cultural and recreational	-	-	-	-	1,272,449	1,272,449
Debt service	-	-	-	1,287,013	-	1,287,013
Public safety	-	-	-	-	240,963	240,963
Streets	-	-	-	-	3,260,524	3,260,524
Tourism	-	-	-	-	755,593	755,593
Health	-	28,494,120	-	-	-	28,494,120
Unassigned	9,575,835	-	-	-	-	9,575,835
Total fund balances	9,698,404	28,494,120	30,067,680	1,287,013	11,860,975	81,408,192
Total liabilities, deferred inflows of resources and fund balances	$ 12,858,174	$ 29,524,775	$ 30,354,323	$ 1,413,027	$ 12,062,584	$ 86,212,883

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Reconciliation of the Balance Sheet - Governmental Funds to the Government-Wide Statement of Net Position
September 30, 2025

Amounts reported for governmental activities in the statement of net position are different because:		
Total fund balances - governmental funds		$ 81,408,192
Capital and lease assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		110,079,134
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.		513,136
Deferred outflows of resources related to deferred charges on refundings, pension and OPEB are not reported in the governmental funds:		
Deferred charges on refunding	15,088	
Deferred outflows of resources related to pension	3,946,309	
Deferred outflows of resources related to OPEB	121,547	4,082,944
Internal service funds are used by management to charge the cost of self-insurance and fleet maintenance to individual funds. A portion of the assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		(555,660)
Interest payable on long-term debt does not require current financial resources. Therefore, interest payable on long-term debt is not reported as a liability in the governmental funds balance sheet.		(513,143)
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.		
Due within one year	(5,293,201)	
Due in more than one year	(100,938,107)	(106,231,308)
Deferred inflows of resources related to pension and OPEB are not reported in the governmental funds:		
Deferred inflows of resources related to pension	(964,871)	
Deferred inflows of resources related to OPEB	(222,833)	(1,187,704)
Net position of governmental activities		$ 87,595,591

City of Ennis, Texas
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2025

	General	QIPP	General Capital Projects	Debt Service	Other Governmental Funds	Total Governmental Funds
Revenues						
Property taxes	$ 12,917,239	$ -	$ -	$ 7,772,000	$ 2,565,162	$ 23,254,401
Developer contributions	-	-	-	-	842,163	842,163
Sales Taxes	6,110,766	-	-	-	2,981,279	9,092,045
Franchise Taxes	2,040,063	-	-	-	-	2,040,063
Hotel occupancy taxes	-	-	-	-	570,239	570,239
Alcoholic beverage taxes	83,022	-	-	-	-	83,022
Fines and forfeitures	345,214	-	-	-	17,126	362,340
Licenses and permits	1,529,013	-	-	-	-	1,529,013
Charges for services	335,896	292,012,683	-	-	-	292,348,579
Investment earnings	290,948	154,159	307,400	28,243	64,946	845,696
Intergovernmental	242,666	-	126,642	-	8,381	377,689
Miscellaneous	443,924	-	-	-	18,487	462,411
Contributions and donations	-	-	40,000	-	19,175	59,175
Total revenues	24,338,751	292,166,842	474,042	7,800,243	7,086,958	331,866,836
Expenditures						
Current						
General government	8,841,640	-	296,137	-	205,447	9,343,224
Public safety	15,867,263	-	-	-	45,285	15,912,548
Streets	1,417,261	-	-	-	414,356	1,831,617
Cultural and recreation	2,067,882	-	-	-	10,261	2,078,143
Public works	748,228	-	-	-	-	748,228
Health and welfare	688,364	286,391,645	-	-	-	287,080,009
Equipment services	377,875	-	-	-	-	377,875
Capital outlay	594,316	-	6,978,537	-	83,887	7,656,740
Debt service						
Principal retirement	161,291	-	-	4,852,500	-	5,013,791
Interest and fiscal charges	603,255	434,531	-	3,229,480	-	4,267,266
Total expenditures	31,367,375	286,826,176	7,274,674	8,081,980	759,236	334,309,441
Excess (Deficiency) of Revenues Over (Under) Expenditures	(7,028,624)	5,340,666	(6,800,632)	(281,737)	6,327,722	(2,442,605)
Other Financing Sources (Uses)						
Transfers in	7,968,824	-	-	701,188	-	8,670,012
Transfers out	(537,934)	(1,743,001)	-	-	(1,925,896)	(4,206,831)
Leases issued	262,116	-	-	-	-	262,116
Total other financing sources (uses)	7,693,006	(1,743,001)	-	701,188	(1,925,896)	4,725,297
Net Change in Fund Balances	664,382	3,597,665	(6,800,632)	419,451	4,401,826	2,282,692
Fund Balances, Beginning of Year	9,034,022	24,896,455	36,868,312	867,562	7,459,149	79,125,500
Fund Balances, End of Year	$ 9,698,404	$ 28,494,120	$ 30,067,680	$ 1,287,013	$ 11,860,975	$ 81,408,192

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:

Net Change in Fund Balances - total governmental funds		$ 2,282,692
Governmental funds report capital outlay as expenditures. However, in the government-wide statement of activities and changes in net position, the cost of those assets is allocated over their estimated useful lives as depreciation/amortization expense. This is the amount of capital outlay recorded as capital and lease assets in the current period.		7,656,740
The net effect of various miscellaneous transactions involving capital assets (i.e., asset retirements/disposals) is a decrease net position.		(223,736)
Depreciation/amortization expense on capital and lease assets is reported in the government-wide statement of activities and changes in net position, but they do not require the use of current financial resources. Therefore, depreciation/amortization expense is not reported as an expenditure in governmental funds.		(6,513,819)
The issuance of long-term debt (i.e. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Leases issued	(262,116)	
Principal payments on leases	161,291	
Bond principal retirement	4,852,500	
Amortization of bond premiums/discounts	424,242	
Amortization of deferred charge on refunding	(55,641)	
Development agreement payable retirement	544,983	5,665,259
Accrued interest expense on long-term debt is reported in the government-wide statement of activities and changes in net position, but does not require the use of current financial resources; therefore, accrued interest expense on long-term debt is not reported as expenditures in governmental funds. This represents the change in accrued interest during the current period.		34,687
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. This is the net change during the year for these revenue sources.		(175,127)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Changes in pension liabilities and related deferred outflows and inflows of resources	(355,593)	
Changes in OPEB liabilities and related deferred outflows and inflows of resources	(3,310)	(358,903)
The internal service funds are used by management to charge the costs of self-insurance and fleet maintenance to individual funds. A portion of the net revenue or expense of the internal service funds is reported with governmental activities.		(2,534,359)
Change in net position of governmental activities		$ 5,833,434

City of Ennis, Texas
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Property taxes	$ 12,449,083	$ 12,449,083	$ 12,917,239	$ 468,156
Franchise taxes	2,022,706	2,022,706	2,040,063	17,357
Sales taxes	6,515,825	6,515,825	6,110,766	(405,059)
Alcoholic beverage taxes	90,000	90,000	83,022	(6,978)
Fines and forfeitures	244,359	244,359	345,214	100,855
Licenses and permits	1,551,635	1,551,635	1,529,013	(22,622)
Charges for services	140,000	140,000	335,896	195,896
Intergovernmental	-	-	242,666	242,666
Investment earnings	100,000	100,000	290,948	190,948
Miscellaneous	412,900	412,900	443,924	31,024
Total revenues	23,526,508	23,526,508	24,338,751	812,243
Expenditures				
Current:				
General government:				
City Secretary	423,929	433,061	423,008	10,053
Administration	1,038,410	980,271	988,801	(8,530)
Downtown Development	750,499	559,645	512,844	46,801
Communication and Marketing	367,036	490,852	478,285	12,567
Ennis Cares	665,285	562,500	541,324	21,176
Finance	778,323	735,693	728,924	6,769
Economic development	430,054	398,009	396,642	1,367
Information technology	389,423	389,423	434,514	(45,091)
Human resources	591,336	619,309	602,925	16,384
Nondepartmental	2,828,604	3,816,151	3,734,373	81,778
Total general government	8,262,899	8,984,914	8,841,640	143,274
Public safety:				
Police protection	8,446,969	8,352,600	8,272,751	79,849
Judicial	358,912	379,389	388,181	(8,792)
Fire protection	7,110,116	7,224,047	6,206,853	1,017,194
Planning and inspection	1,063,172	1,037,002	999,478	37,524
Total public safety	16,979,169	16,993,038	15,867,263	1,125,775
Streets	1,505,123	1,507,934	1,417,261	90,673
Health	714,109	701,045	688,364	12,681
Equipment services	392,762	398,593	377,875	20,718
Cultural and recreational:				
Parks and recreation	1,724,875	1,810,007	1,414,499	395,508
Library	599,157	609,718	614,231	(4,513)
Museum	44,758	49,757	39,152	10,605
Total cultural and recreational	2,368,790	2,469,482	2,067,882	401,600
Public works	406,309	402,773	748,228	(345,455)
Capital outlay	-	-	594,316	(594,316)
Debt service:				
Principal	-	-	161,291	(161,291)
Interest	-	-	603,255	(603,255)
Total debt service	-	-	764,546	(764,546)
Total expenditures	30,629,161	31,457,779	31,367,375	90,404
Excess (Deficiency) of Revenues Over (Under) Expenditures	(7,102,653)	(7,931,271)	(7,028,624)	902,647

City of Ennis, Texas
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Other Financing Sources (Uses)				
Leases issued	-	-	262,116	262,116
Transfers in	7,853,824	7,968,824	7,968,824	-
Transfers out	(537,934)	(537,934)	(537,934)	-
Total other financing sources (uses)	7,315,890	7,430,890	7,693,006	262,116
Net Change in Fund Balances	213,237	(500,381)	664,382	1,164,763
Fund Balances, Beginning	9,034,022	9,034,022	9,034,022	-
Fund Balances, Ending	$ 9,247,259	$ 8,533,641	$ 9,698,404	$ 1,164,763

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Statement of Net Position
Proprietary Funds
September 30, 2025

	Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Utility	Nonmajor Enterprise Funds	Total	
Assets				
Current assets				
Cash and cash equivalents	$ 9,086,611	$ 498,318	$ 9,584,929	$ 282,747
Restricted cash and cash equivalents - bond construction	22,784,899	-	22,784,899	-
Receivables, net	1,932,136	250,562	2,182,698	-
Due from other funds	57,390	-	57,390	17,211
Inventories	141,808	28,295	170,103	-
Total current assets	34,002,844	777,175	34,780,019	299,958
Noncurrent assets				
Capital and lease assets (net of accumulated depreciation/amortization)	59,463,149	1,927,811	61,390,960	-
Total noncurrent assets	59,463,149	1,927,811	61,390,960	-
Total assets	93,465,993	2,704,986	96,170,979	299,958
Deferred Outflows of Resources				
Deferred outflows - pensions	742,113	245,638	987,751	-
Deferred outflows - OPEB	6,634	1,861	8,495	-
Total deferred outflows of resources	748,747	247,499	996,246	-

City of Ennis, Texas
Statement of Net Position
Proprietary Funds
September 30, 2025

	Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Utility	Nonmajor Enterprise Funds	Total	
Liabilities				
Current liabilities				
Accounts payable	$ 563,731	$ 29,678	$ 593,409	$ -
Accrued payroll payable	269,087	59,447	328,534	-
Claims payable	-	-	-	672,000
Due to other funds	-	249,109	249,109	322,534
Customer deposits payable	784,986	500	785,486	-
Accrued interest payable	292,686	-	292,686	-
Bonds payable - current	2,312,500	-	2,312,500	-
Leases payable - current	62,419	-	62,419	-
Total current liabilities	4,285,409	338,734	4,624,143	994,534
Noncurrent liabilities				
Net pension liability	1,488,384	495,512	1,983,896	-
Total OPEB liability	96,136	32,045	128,181	-
Bonds payable	43,886,117	-	43,886,117	-
Leases payable	45,872	-	45,872	-
Total noncurrent liabilities	45,516,509	527,557	46,044,066	-
Total liabilities	49,801,918	866,291	50,668,209	994,534
Deferred Inflows of Resources				
Deferred inflows - pension	174,516	59,309	233,825	-
Deferred inflows - OPEB	27,607	9,194	36,801	-
Total deferred inflows of resources	202,123	68,503	270,626	-
Net Position				
Net investment in capital assets	35,919,652	1,927,811	37,847,463	-
Unrestricted	8,291,047	89,880	8,380,927	(694,576)
Total net position	$ 44,210,699	$ 2,017,691	46,228,390	$ (694,576)
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service fund and the enterprise funds over time.			(138,915)	
Net position of business-type activities			$ 46,089,475	

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended September 30, 2025

	Business-type Activities - Enterprise Funds			Governmental Activities -
	Utility	Nonmajor Enterprise Funds	Total	Internal Service Funds
Operating Revenues				
Water revenue	$ 9,364,829	$ -	$ 9,364,829	$ -
Sanitation revenue	-	1,993,196	1,993,196	-
Airport revenue	-	160,870	160,870	-
Sewer revenues	7,418,897	-	7,418,897	-
Charges for insurance and services	-	-	-	4,621,365
Other revenue	440,931	-	440,931	-
Total operating revenues	17,224,657	2,154,066	19,378,723	4,621,365
Operating Expenses				
Personnel	4,762,038	1,200,681	5,962,719	-
Supplies	1,526,011	208,118	1,734,129	-
Depreciation and amortization	3,866,850	338,452	4,205,302	-
Other operating expenses	2,630,201	57,556	2,687,757	-
Insurance claims and expenses	-	-	-	5,869,968
Maintenance and replacement	1,553,645	201,519	1,755,164	914,791
Total operating expenses	14,338,745	2,006,326	16,345,071	6,784,759
Operating Income (Loss)	2,885,912	147,740	3,033,652	(2,163,394)
Nonoperating Revenues (Expenses)				
Investment earnings	422,848	423	423,271	-
Interest expense	(1,742,187)	-	(1,742,187)	-
Gain on disposal of capital assets	9,154	-	9,154	-
Total nonoperating revenues (expenses)	(1,310,185)	423	(1,309,762)	-
Income (Loss) Before Contributions and Transfers	1,575,727	148,163	1,723,890	(2,163,394)
Transfers in	2,857,235	-	2,857,235	728,772
Transfers out	(5,432,572)	(312,364)	(5,744,936)	(1,733,326)
Change in Net Position	(999,610)	(164,201)	(1,163,811)	(3,167,948)
Net Position, Beginning of Year	45,210,309	2,181,892	47,392,201	2,473,372
Net Position, End of Year	$ 44,210,699	$ 2,017,691	$ 46,228,390	$ (694,576)
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service fund and the enterprise funds over time.			(633,590)	
Change in net position of business-type activities			$ (1,797,401)	

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2025

	Business-type Activities – Enterprise			Governmental Activities
	Utility	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flows From Operating Activities				
Receipts from customers	$ 16,673,937	$ 2,117,253	$ 18,791,190	$ -
Receipts from interfund charges for insurance and services	-	-	-	4,621,365
Payments to suppliers and service providers	(6,579,262)	(488,305)	(7,067,567)	(6,694,182)
Payments to employees for salaries and benefits	(4,636,270)	(1,180,859)	(5,817,129)	-
Net cash provided by (used for) operating activities	5,458,405	448,089	5,906,494	(2,072,817)
Cash Flows From Noncapital Financing Activities				
Advances to/from other funds	(6,969)	6,969	-	187,442
Transfers from other funds	2,857,235	-	2,857,235	728,772
Transfers to other funds	(5,432,572)	(312,364)	(5,744,936)	(1,733,326)
Net cash used for noncapital financing activities	(2,582,306)	(305,395)	(2,887,701)	(817,112)
Cash Flows From Capital And Related Financing Activities				
Acquisition and construction of capital assets	(2,205,672)	(39,895)	(2,245,567)	-
Proceeds from disposal of capital assets	134,175	-	134,175	-
Principal paid on bond maturities	(1,707,500)	-	(1,707,500)	-
Principal paid on leases	(52,996)	-	(52,996)	-
Interest and fiscal charges paid on bonds	(1,944,482)	-	(1,944,482)	-
Net cash provided by (used for) capital and related financing activities	(5,776,475)	(39,895)	(5,816,370)	-
Cash Flows From Investing Activities				
Investment earnings	422,848	423	423,271	-
Net cash provided by investing activities	422,848	423	423,271	-
Net increase (decrease) in cash and cash equivalents	(2,477,528)	103,222	(2,374,306)	(2,889,929)
Cash and cash equivalents, October 1 (includes $26,797,715 reported in restricted cash)	34,349,038	395,096	34,744,134	3,172,676
Cash and cash equivalents, September 30 (includes $22,784,899 reported in restricted cash)	$ 31,871,510	$ 498,318	$ 32,369,828	$ 282,747

The notes to the financial statements are an integral part of this statement.

City of Ennis, Texas
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2025

	Business-type Activities – Enterprise			Governmental Activities
	Utility	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities				
Operating income (loss)	2,885,912	147,740	3,033,652	(2,163,394)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:				
Depreciation and amortization	3,866,850	338,452	4,205,302	-
(Increase) decrease in accounts receivable	(550,720)	(36,813)	(587,533)	-
(Increase) decrease in lease receivable	-	18,377	18,377	-
(Increase) decrease in inventory	(31,192)	-	(31,192)	-
(Increase) decrease in pension related deferred outflows of resources	543,275	181,093	724,368	-
(Increase) decrease in OPEB related deferred outflows of resources	7,517	2,505	10,022	-
Increase (decrease) in accounts payable	(860,554)	(21,723)	(882,277)	90,577
Increase (decrease) in accrued payroll payable	58,475	(2,608)	55,867	-
Increase (decrease) in customer deposits	22,341	-	22,341	-
Increase (decrease) in pension related deferred inflows of resources	(61,643)	(20,548)	(82,191)	-
Increase (decrease) in OPEB related deferred inflows of resources	(5,182)	(1,728)	(6,910)	-
Increase (decrease) in lease related deferred inflows of resources	-	(17,766)	(17,766)	-
Increase (decrease) in net pension liability	(414,960)	(138,320)	(553,280)	-
Increase (decrease) in OPEB liability	(1,714)	(572)	(2,286)	-
Total adjustments	2,572,493	300,349	2,872,842	90,577
Net cash provided by (used for) operating activities	$ 5,458,405	$ 448,089	$ 5,906,494	$ (2,072,817)
Schedule of Non-cash Transactions				
Capital assets included in accounts payable	$ 21,488	$ -	$ 21,488	$ -

The notes to the financial statements are an integral part of this statement.

Note 1. Summary of Significant Accounting Policies

Description of Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component unit. *Governmental activities,* which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from the legally separate *component unit* for which the primary government is financially accountable.

Reporting Entity

The City of Ennis, Texas (City) was incorporated May 2, 1872, and operates under a Commission-Manager form of government. The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City (the primary government) is financially accountable if it appoints a voting majority of the organization's governing board and: (1) is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the City. Additionally, the City is required to consider other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The financial statements are formatted to allow the user to clearly distinguish between the primary government and its component unit.

Blended Component Unit. Blended component units, although legally separate entities, are included as part of the primary government because they meet the above criteria as well as serve or benefit the City exclusively. Blended component units of the City include the Ennis Tax Increment Reinvestment Zone #1, Ennis Tax Increment Reinvestment Zone #2, the Ennis Tax Increment Reinvestment Zone #3, and Crime Control and Prevention District (CCPD).

The purpose of each Zone is to capture increments of growth in real property values in the Zone from base values and use the ad valorem taxes derived from these increments to contribute to the zoned area. Tax funds derived from the increment can only be spent for public improvements in the Zone. The City has financial accountability because it has operational responsibility for each Zone. Each Zone is reported as a nonmajor special revenue fund and does not issue separate financial statements.

The CCPD was formed under Chapter 363 of the Texas Local Government Code, the *Crime Control and Prevention Act*. The CCPD is organized exclusively to act on behalf of the City to finance crime control within the City. The CCPD is governed by a seven member board appointed by the City Council. The CCPD provides services entirely, or almost entirely to the primary government. The CCPD is reported as a nonmajor special revenue fund and does not issue separate financial statements.

Discretely Presented Component Unit. The Corporation described is included in the City's reporting entity because the City appoints the governing body, and the Corporation is fiscally dependent on the City. The Corporation is reported as a discretely presented component unit since the governing body is not substantively the same as the governing body of the City, and they provide service to the citizens of Ennis and the surrounding area as opposed to only the primary government. To emphasize that they are legally separate from the City, they are reported in a separate column in the financial statements.

The *Ennis Economic Development Corporation, Inc.* (Corporation) is responsible for collecting and disbursing the one-half percent sales tax to be used for economic development within the City. The members of the Corporation's board are appointed by the City. The City can impose its will on the Corporation by significantly influencing the program, projects, activities, or level of service performed by the Corporation.

Separately issued financial statements are available for the Corporation. This report may be obtained by contacting the following office:

City of Ennis
107 North Sherman Street
Ennis, Texas 75120

Basis of Presentation

Government-wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and an allocation of internal service funds, while business-type activities incorporate data from the City's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

As discussed earlier, the City has a discretely presented component unit. The Economic Development Corporation is considered to be a major component unit and is shown in a separate column in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer and sanitation functions, and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

The fund financial statements provide information about the City's funds. Separate statements for each fund category-governmental and proprietary-are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The *QIPP fund* is used to account for revenues and expenditures generated from the City's participation in the Quality Incentive Payment Program for nursing homes.

The *general capital projects fund* is used to account for improvements to streets and building construction from issuance of certificates of obligation.

The *debt service fund* is used to account for the accumulation of resources that are restricted for the payment of principal and interest on long-term obligations of governmental funds. This fund is designated as a major fund.

The City reports the following major enterprise fund:

The *utility fund* accounts for the activities of the sewage treatment plant, sewage pumping stations and collection systems, and the water distribution system.

Additionally, the City reports the following fund type:

Internal service funds account for self-insurance and fleet maintenance services provided to other departments of the City on a cost-reimbursement basis.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year-end are reported as due from/to other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activity's column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting.* Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments are recorded only when payment is due. General capital and lease

asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period if received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the City.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

Budgetary Information

Budgetary Basis of Accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund and debt service fund. The annual budgets for the utility and nonmajor enterprise funds are prepared on the budgetary basis of accounting. Appropriations in all budgeted funds lapse at the end of the fiscal year. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.

Excess of Expenditures Over Appropriations

For the year ended September 30, 2025, the Debt Service Fund's expenditures exceeded appropriations by $22,481. The excess expenditures are due to higher principal payments than originally estimated.

Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, certificates of deposit, and short-term investments with original maturities of three months or less from the date of acquisition.

External Investment Pools

Investments for the City are reported at fair value (generally based on quoted market prices) except for the position in TexPool. In accordance with state law, TexPool operates in conformity with all of the requirements of the Securities and Exchange Commission's (SEC) Rule 2a7 as promulgated under the *Investment Company Act of 1940*, as amended. Investments in TexPool are carried at amortized cost and are reported as cash equivalents in the accompanying financial statements. TexPool is subject to regulatory oversight by the State Treasurer, although it is not registered with the SEC.

The State Comptroller of Public Accounts oversees TexPool. Federated Investors is the full service provider to the pool managing the assets, providing participant services, and arranging for all custody and other functions in support of the pool operations under a contract with the Comptroller.

TexPool is managed conservatively to provide a safe, efficient, and liquid investment alternative to Texas governments. The pool seeks to maintain a $1.00 value per share as required by the *Texas Public Funds Investment Act*. TexPool investments consist exclusively of U.S. Government securities, repurchase agreements collateralized by U.S. Government securities, and AAA-rated no-load money market mutual funds. TexPool is rated AAAm by Standard & Poors, the highest rating a local government investment pool can achieve.

The weighted average maturities of the pool cannot exceed 60 days. TexPool, like its participants, is governed by the *Texas Public Funds Investment Act*, and is in full compliance with the Act.

Restricted Assets

Certain proceeds of the City's enterprise fund certificates of obligation bonds are classified as restricted assets on the statement of net position because they are maintained in separate bank accounts. The "revenue bond construction" account is used to report those proceeds of revenue bond issuances that are restricted for use in construction.

Inventories and Prepaid Items

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of expendable supplies and vehicle repair parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Lease Receivable

The City is a lessor for noncancellable leases related to cellular towers and parking lot space. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines: (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Capital and Lease Assets

Capital and lease assets, which include property, plant, equipment, vehicles, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business- type activities columns in the government-wide financial statements. Capital and lease assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year.

As the government constructs or acquires additional capital assets each period, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts

spent in relation to capital and lease assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their acquisition value at the date of donation.

Land and construction in progress are not depreciated. The other property, plant, equipment, vehicles, and infrastructure of the primary government are depreciated/amortized using the straight-line method over the following estimated useful lives:

Capital and Lease Asset Classes	Lives
Buildings	7-50
Improvements	7-50
Machinery and equipment	5-30
Vehicles	5-7
Infrastructure	10-50
Water rights	30
Lease buildings	5
Lease vehicles	3-5

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources reported in this year's financial statements include: (1) changes in actuarial assumptions of the City's OPEB plan (2) contributions made to the City's defined benefit pension plan and OPEB plan between the measurement date and the end of the City's fiscal year; (3) the difference between expected and actual experience data used by the actuary for the pension and OPEB plans; and (4) deferred charges on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources reported in the City's various statements of net position include: (1) changes in actuarial assumptions of the pension and OPEB plans; (2) the difference between expected and actual experience data used by the actuary for the pension and OPEB plans; and (3) the initial value of the lease receivable under GASB 87 systematically reduced and recognized as lease revenue over the term of the lease. In its governmental funds, the City reports deferred inflow of resources for revenues that are not considered available and leases. The City will not recognize the related revenues until they are available (collected no later than 60 days after the end of the City's fiscal year) under the modified accrual basis of accounting. Accordingly, unavailable revenues from property taxes, court, and other revenues are reported in the governmental funds balance sheet.

Long-term Obligations

In the government-wide financial statements and proprietary fund type fund financial statements, long-term debt, and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt

issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Lease Liability

The City is a lessee for noncancellable leases of buildings and vehicles. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life for lease term, whichever is shorter.Key estimates and judgments related to leases include how the City determines: (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with capital and lease assets and lease liabilities are reported with long-term liabilities on the statement of net position.

Pensions and Other Post-Employment Benefits (OPEB)

For purposes of measuring the net pension asset/liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS' Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 75 requires recognition of the Total OPEB Liability (TOL), deferred outflows and inflows of resources, and total OPEB expense on the face of the employer's financial statements. The TOL is calculated by the TMRS' actuary in accordance with the provisions of GASB 75. The OPEB expense and deferred outflows and inflows of resources related to OPEB, which are required to be reported by an employer, primarily result from changes in the components of the TOL. Most changes in the TOL will be included in OPEB expense in the period of the change. For example, changes in the TOL resulting from current-period service cost, interest on the TOL, and changes of benefit terms are required to be included in OPEB expense immediately. Changes in the TOL that have not been included in OPEB expense are required to be reported as deferred outflows of resources or deferred inflows of resources related to OPEB.

Net Position Flow Assumption

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources on the government-wide financial statements. Net position is classified in the following categories:

Net Investment in Capital Assets – This amount consists of capital and lease assets net of accumulated depreciation/amortization and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted Net Position – This amount is restricted by creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Position – This amount is the net position that does not meet the definition of "net investment in capital assets" or "restricted net position".

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

Fund Balance Flow Assumption

The governmental fund financial statements present fund balance categorized based on the nature and extent of the constraints placed on the specific purposes for which a governments funds may be spent. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance -amounts that are not in spendable form (such as endowments, inventories and prepaid items) or are required to be maintained intact.

Restricted Fund Balance -amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed Fund Balance -amounts that can be used only for specific purposes determined by a formal action of the City Commission. The City Commission is the highest level of decision making authority for the City. Commitments may be established, modified, or rescinded only through a formal resolution of the City Commission.

Assigned Fund Balance -amounts the City intends to use for a specific purpose. Intent can be expressed by the City Commissioners or by an official or body to which the City Commissioners delegates the authority.

Unassigned Fund Balance— amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Other governmental funds might report a negative balance in this classification, as the result of overspending for specific purposes for which amounts had been restricted, committed, or assigned. Positive balances are reported only in the general fund.

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Library Endowment

Under terms of the endowment, and consistent with State statutes, the City is authorized on a total- return policy to spend the net appreciation for the benefit of the Ennis Public Library. All available net appreciation has been expended as of September 30, 2025.

Revenues and Expenditures/Expenses

Program Revenues

Amounts reported as *program revenues* include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property. Appraised values are established by the Ellis Appraisal District as market value and assessed at 100 percent of appraised value. Property taxes attach as an enforceable lien on property as of January 1. The Ellis County Tax Assessor/Collector bills and collects the City's property taxes, which are due October 1. Full payment can be made prior to the next January 31 to avoid penalty and interest charges. Over time substantially all property taxes are collected.

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the utility, nonmajor enterprise, and internal service funds are charges to customers for sales and services. The utility fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital and lease assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Self-Insurance

The City is self-insured for medical and prescription drug claims. The Self Insurance Internal Service Fund is used to account for the activity of this program. It is the City's policy to provide in each fiscal year, through premiums charged to all operating funds, amounts sufficient for self-insurance program expenses and reserves associated with claims, that are determined based on loss experience. The amount recorded as liability for known claims and for incurred but not reported claims (IBNRs), if any, is based on the recommendations of a third-party claim's administrator.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.Adoption of New Accounting Standards

Adoption of New Accounting Standards

During fiscal year 2025, the City adopted the following GASB standards:

GASB Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The adoption had no effect on the City's beginning net position.

GASB Statement No. 102, *Certain Risk Disclosures*. The objective of this statement is to provide users of governmental financial statements with essential information about risks related to a government's vulnerabilities due to certain concentration or constraints. The requirements of this Statement will take effect for the City's fiscal year 2025. The adoption had no effect on the City's beginning net position.

Future Financial Reporting Requirements

GASB Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve the financial reporting model by standardizing the presentation for various matters within governmental financial statements. The purpose is to eliminate diversity practice and improve comparability. The requirements of this Standard will take effect for the City's fiscal year 2026. Management has not yet determined the impact of this Statement on its financial statements.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to improve disclosures related to certain types of capital assets. The purpose is to provide users of government financial statements with essential information about certain types of capital assets. The requirements of this Statement will take effect for the City's fiscal year 2026. Management has not yet determined the impact of this Statement on its financial statements.

GASB Statement No. 105, *Subsequent Events*. The objective of this Statement is to improve financial reporting requirements for subsequent events. The purpose is to clarify subsequent events evaluation periods, distinguish between recognized and nonrecognized subsequent events, and enhance related disclosure requirements. The requirements of this Statement will take effect for the City's fiscal year 2027. Management has not yet determined the impact of this Statement on its financial statements.

Note 2. Detailed Notes on All Activities and Funds

Cash Deposits with Financial Institutions

In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government obligations or obligations of Texas and its agencies that have a fair value of not less than the principal amount of the deposits. The City's deposits were fully insured or collateralized as required by State statutes at September 30, 2025. At year-end, the bank balance of the primary government's deposits was $108,432,467 with a carrying value of $109,189,967. Of the bank balance, $500,000 was covered by federal depository insurance and the remaining balance, $108,689,967 was covered by collateral pledged in the City's name. The collateral was held in the City's name by the safekeeping department of the pledging bank's agent and had a fair value of approximately $116,044,623.

Investments

State statutes authorize the City to invest in certificates of deposit, obligations of the U.S. Treasury and the State Treasurer's Investment Pool.

The State Treasurer's Investment Pool (TexPool) operates in accordance with state law, which requires it to meet all of the requirements of Rule 2a-7 of the Securities and Exchange Commission. See *Note 1* for a discussion of how the shares in the Pool are valued. TexPool invests in a high quality portfolio of debt securities investments legally permissible for municipalities and school districts in the state.

The table below identifies the investment types that are authorized for the City by the *Public Funds Investment Act* (Government Code Chapter 2256), the "Act". The table also identifies certain provisions of the City's investment policy that address credit risk and concentration of credit risk. The Act also requires the City to have independent auditors perform test procedures related to investment practices as provided by the Act. The City is in substantial compliance with the requirements of the Act and with local policies.

Investment Type	Amortized Cost	Weighted Average Maturity
TexPool	$ 371,996	25 Days

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. As of September 30, 2025, the City's investment in TexPool was rated AAA by Standard & Poor's and Aaa by Moody's Investors Service.

Concentration of Credit Risk. The City's investment policy contains no limitations on the amount that can be invested in any one issuer.

TexPool is considered a cash equivalent on the Government-wide and Proprietary Statements of Net Position and on the Balance Sheet of the Governmental Fund Financial Statements.

Receivables

Amounts are aggregated into a single accounts receivable (net of allowance for uncollectible) line for certain funds and aggregated columns. Below is the detail of receivables for the general fund, debt service, nonmajor governmental, utility, and nonmajor enterprise funds, including the applicable allowances for uncollectible accounts:

Receivables	General	Debt Service	Nonmajor Governmental	Utility	Nonmajor Enterprise	Total
Taxes	$ 2,264,514	$ 253,491	$ 548,435	$ -	$ -	$ 3,066,440
Accounts	9,214	-	111,730	2,260,214	371,449	2,752,607
Other	262,362	-	-	-	-	262,362
Gross receivables	2,536,090	253,491	660,165	2,260,214	371,449	6,081,409
Less: allowance for uncollectibles	(170,548)	(112,325)	(8,799)	(328,078)	(120,887)	(740,637)
Net total receivables	$ 2,365,542	$ 141,166	$ 651,366	$ 1,932,136	$ 250,562	$ 5,340,772

Lease Receivable

The City leases a portion of its property to various cell phone companies and businesses who use the space to conduct their operations, the terms of which expire 2026 through 2032. The measurement of the lease receivable is based on the present value of lease payments expected to be received during the lease term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any lease incentives payable to the lessee.

The City recognized $63,029 in lease revenue and $23,392 in interest revenue during the current fiscal year related to these leases. As of September 30, 2025, the City's receivable for lease payments was $189,291. Also, the City has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease terms. As of September 30, 2025, the balance of the deferred inflow of resources was $161,439.

The following is a schedule by year of minimum payments to be received under the City's leases that are included in the measurement of the lease receivable as of September 30, 2025:

	Governmental Activities		
Year Ending September 30,	Principal	Interest	Total Receipts
2026	$ 45,197	$ 21,078	$ 66,275
2027	47,453	18,822	66,275
2028	50,194	16,081	66,275
2029	9,505	12,695	22,200
2030	12,783	9,417	22,200
2031-2032	24,159	5,448	29,607
Totals	$ 189,291	$ 83,541	$ 272,832

Regulated Leases

In accordance with GASB No. 87, the City does not recognize a lease receivable and a deferred inflow of resources for regulated leases. Regulated leases are certain leases that are subject to external laws, regulations, or legal rulings, e.g. the U.S. Department of Transportation and the Federal Aviation Administration, between airports and aeronautical users. Regulated leases include hangars used for aeronautical purposes. The revenue recognized for these leases during the year ended September 30, 2025 was $65.

The future principal lease receipts for regulated leases as of September 30, 2025, are as follows:

Year Ending September 30,	Amount
2026	$ 66
2027	66
2028	66
2029	67
2030	68
2031-2035	394
2036-2040	955
2041-2045	1,641
2046-2050	3,757
Totals	$ 7,080

Capital and Lease Assets

Capital and lease asset activity for the year ended September 30, 2025 , was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental Activities					
Capital assets not being depreciated:					
Land	$ 6,564,209	$ -	$ -	$ -	$ 6,564,209
Construction in progress	7,339,405	3,782,329	(205,169)	(532,117)	10,384,448
Total capital assets not being depreciated	13,903,614	3,782,329	(205,169)	(532,117)	16,948,657
Capital and lease assets being depreciated/amortized:					
Buildings	58,653,848	31,887	-	100,462	58,786,197
Lease buildings	36,514	-	-	-	36,514
Improvements	13,948,854	24,273	-	-	13,973,127
Machinery and equipment	19,948,680	3,269,769	(79,399)	-	23,139,050
Infrastructure	72,551,481	286,366	-	431,655	73,269,502
Lease vehicles	809,511	262,116	-	-	1,071,627
Totals capital and lease assets being depreciated/amortized	165,948,888	3,874,411	(79,399)	532,117	170,276,017
Less accumulated depreciation/amortization for:					
Buildings	(17,548,311)	(1,656,547)	-	-	(19,204,858)
Lease buildings	(26,899)	(8,967)	-	-	(35,866)
Improvements	(5,546,298)	(1,162,181)	-	-	(6,708,479)
Machinery and equipment	(16,365,887)	(1,752,765)	60,833	-	(18,057,819)
Infrastructure	(30,801,976)	(1,730,981)	-	-	(32,532,957)
Lease vehicles	(403,181)	(202,378)	-	-	(605,559)
Total accumulated depreciation/amortization	(70,692,552)	(6,513,819)	60,833	-	(77,145,538)
Total capital and lease assets, being depreciated, net	95,256,336	(2,639,408)	(18,566)	532,117	93,130,479
Governmental activities capital and leaseassets, net	$ 109,159,950	$ 1,142,921	$ (223,735)	$ -	$ 110,079,136

Depreciation/amortization expense was charged to the functions/programs of the governmental activities of the primary government as follows:

Governmental Activities	
General government	$ 1,128,225
Public safety	1,574,665
Streets	2,301,035
Equipment services	32,367
Cultural and recreational	632,204
Hospital	713,298
Public works	132,025
Total depreciation/amortization expense	$ 6,513,819

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type Activities					
Capital assets not being depreciated:					
Land	$ 1,088,290	$ -	$ -	$ -	$ 1,088,290
Construction in progress	6,894,882	2,003,127	(117,720)	(3,363,026)	5,417,263
Total capital assets not being depreciated	7,983,172	2,003,127	(117,720)	(3,363,026)	6,505,553
Capital and lease assets being depreciated/amortized:					
Buildings	9,529,674	-	-	-	9,529,674
Improvements	94,929,445	-	-	3,363,026	98,292,471
Machinery and equipment	4,908,093	263,928	(23,056)	-	5,148,965
Lease vehicles	201,920	-	-	-	201,920
Water rights	1,001,831	-	-	-	1,001,831
Totals capital and lease assets being depreciated/amortized	110,570,963	263,928	(23,056)	3,363,026	114,174,861
Less accumulated depreciation/amortization for:					
Buildings	(7,040,206)	(181,696)	-	-	(7,221,902)
Improvements	(43,724,753)	(3,282,932)	-	-	(47,007,685)
Machinery and equipment	(3,446,664)	(656,801)	15,756	-	(4,087,709)
Lease vehicles	(120,219)	(50,480)	-	-	(170,699)
Water rights	(768,065)	(33,394)	-	-	(801,459)
Total accumulated depreciation/amortization	(55,099,907)	(4,205,303)	15,756	-	(59,289,454)
Total capital and lease assets, being depreciated, net	55,471,056	(3,941,375)	(7,300)	3,363,026	54,885,407
Business-type activities capital and lease assets, net	$ 63,454,228	$ (1,938,248)	$ (125,020)	$ -	$ 61,390,960

Depreciation/amortization expense was charged to the functions/programs of the business-type activities of the primary government as follows:

Business-type Activities	
Utility	$ 3,866,850
Sanitation	337,975
Airport	478
Total depreciation/amortization expense	$ 4,205,303

Construction Commitments

Construction Commitments. The City has active construction projects as of September 30, 2025. The projects include buildings, park improvements, street improvements, infrastructure and water, and sewer improvements. At year-end the City's commitments with contractors are as follows:

Project	Spent-to-Date	Commitment
General Construction Projects	$ 7,496,576	$ 35,984,714
Water and Sewer Construction Projects	2,534,921	24,162,535
Sanitation Construction Projects	39,395	40,000
	$ 10,070,892	$ 60,187,249

The park improvements, street improvements, and infrastructure projects are commitments of the City's capital project fund. The projects are being funded by grant proceeds and bond proceeds.

The water and sewer improvements projects are a commitment of the Utility fund. The projects are being funded by certificates of obligation and grant proceeds.

Tax Abatements

The City has four programs through which tax abatements are provided:

The City is authorized by the *Texas Tax Code Chapter 312 Property Redevelopment and Tax Abatement Act* (Tax Abatement Act) to enter into property tax abatement agreements as an economic development tool available to cities to attract new industries and to encourage the retention and development of existing businesses through property tax exemptions or reductions. Tax abatements, which can range from sixty percent to one-hundred percent of property tax on the value of the property improvement with a duration of three to ten years, may be established upon property which is industrial or commercial zoned within the City or the extra-territorial jurisdiction of the City. The threshold criteria used for the abatement include adding a minimum of ten full-time employees and an investment of at least $1,000,000 in property improvements. The City recaptures any and all property tax revenue lost as a result of the agreement if the owner of the property fails to complete, make, and maintain the threshold criteria. The City Commission establishes the criteria and guidelines that govern all tax abatement agreements including the percentage amount and duration of the tax abatement, which is not to exceed ten years. The market value of the property is reduced by the exempted amount under the agreement to arrive at the taxable value used to bill the property owner.

Historic Landmark Tax Exemption Program. This program is authorized by City Ordinance and is intended to promote historic preservation and revitalization activities in the National Register Historic Downtown District. Historic landmark structures are eligible for a historical appraised tax value exemption of twenty-five (25) percent of the appraised value of the property not to exceed twenty- five thousand dollars ($25,000). To be eligible for the historical appraised tax value exemption; the owner of the landmark or structure must make application annually prior to the 1st day of February to the tax collector of the City. The market value of the property is reduced by the exempted amount under the agreement to arrive at the taxable value used to bill the property owner.

Historic Reinvestment Tax Abatement Refund Program. This program is authorized by City Ordinance and is intended to promote historic preservation and revitalization activities in the National Register Historic Downtown District. Eligible historic landmark structures shall be entitled to reinvestment tax abatement equal to the amount of investment completed within a calendar year. The maximum tax abatement for a project shall not exceed the annual tax liability of the real property. The investments eligible shall be investments made for structural repairs and improvements, electrical repairs and improvements, plumbing repairs and improvements, mechanical repairs

and improvements, interior repairs and improvements, or exterior restoration. Taxes incurred for investment in personal property shall not be eligible for abatement. Each landowner who desires to apply for a historic reinvestment tax abatement shall apply for said abatement on or before May 1st of the year the tax abatement is to be granted. The abatement, if granted, shall be applicable to only one year. Subsequent abatements for additional projects must be applied for each year.

Historic Preservation Tax Reimbursement Program. This program is authorized by City Ordinance and is intended to promote historic preservation and revitalization activities in the National Register Historic Downtown District. Historic preservation (construction, reconstruction or restoration) projects within the national register historic downtown district with documented expenditure for construction, reconstruction, or restoration in an amount in excess of fifteen thousand dollars ($15,000) shall be eligible for a seven (7) year, one hundred (100) percent city tax reimbursement. Following full payment of taxes to the City, the City shall annually pay an eligible property owner one hundred percent of all real property taxes assessed against the existing real property that are paid to the City.

Tax Abatement Program		Amount Abated
Chapter 380 Tax Rebates	$	765,643
Historic Reinvestment Tax Abatement Refund Program		60,584
Historic Preservation Tax Reimbursement Program		17,975

The City has also entered into Economic Development Agreements to promote local economic development and to stimulate business and commercial activity in the City. These agreements include provisions for repayment if the recipient fails to fully meet its commitments. The City's agreements were as follows at September 30, 2025:

An agreement to make annual grants in an amount not to exceed the equivalent of 75 percent of the ad valorem real property taxes paid for a period of five consecutive years for Spyglass Gen Par, LC to develop real property and construct thereon improvements for a multi-family residential development. The incentive period began November 2016. The abatement amounted to $99,316 for the fiscal year ended September 30, 2025.

An agreement to make annual grants in the amount of $30,000 per year, not to exceed the total amount of ad valorem real and personal property taxes paid for two consecutive five year terms for Kent Industries, Inc., Polyguard Products, Inc., and Muncaster Capital of Texas, Inc. for construction and improvements made to the corporate headquarters and training facility. The incentive period began March 2017. The abatement amounted to $30,000 for the fiscal year ended September 30, 2025.

An agreement to make annual grants in the amount of $35,000 per year, not to exceed the total amount of ad valorem real and personal property taxes paid for a period of ten consecutive years for Globe Products, Inc., Milglo, LLC., Minimilglo, LTD., Extreme Dead Nuts, LLC. and DNM Holding, LLC., for construction of improvements for new and expanded business development. The incentive period began October 2017. The abatement amounted to $35,000 for the fiscal year ended September 30, 2025.

An agreement to make grant payments in an amount not to exceed 50 percent of the ad valorem property taxes paid by GAF, LP., Elk Verashield Building Solutions and Elk Roofing Products for a period of four years for construction of improvements for manufacturing and industrial development. The incentive period will begin upon the first tax year following the year after issuance of a certificate of occupancy. The abatement amounted to $109,243 for the fiscal year ended September 30, 2025.

An agreement to make annual grant payments equal to one percent of the sales that are subject to sales tax collection, minus fees deducted by the Texas Comptroller paid by Buc-ee's Ennis, LLC., for a period of 20 years. The incentive period will begin upon the first tax year following the year after development opens for business. The abatement amounted to $384,965 for the fiscal year ended September 30, 2025.

Other Significant Commitments

The City has entered into an agreement with Healthcare Quality Improvement Services, LLC (Consultant), as a consultant in relation to the QIPP. Under this agreement the Consultant provides certain financial, operations, and clinical review services for the City. The City pays a monthly base consulting fee in the amount of $1,853 per facility. In addition to the base fee the City pays the Consultant $600 per month of each quarter in the which the facility exceeds 90 percent of all QIPP component measures. Actual payments for the year ended September 30, 2025, were $590,405.

Quality Improvement Payment Program

The City has participated in the Quality Improvement Payment Program (QIPP). The program is designed to assist nursing facilities servicing indigent patients by providing funding to support increased access to healthcare within the community. It is also designed to allow participating providers to receive additional reimbursement if they either reach a national benchmark level or they make quarterly improvements in up to four predetermined quality measures. The City has terminated the QIPP program during fiscal year 2025. Accounts receivable under this program was $5,205,808 at September 30, 2025. The program described above is subject to review and scrutiny by both the Texas Legislature and Center for Medicare & Medicaid Services, and the program could be modified or terminated based on new legislation or regulation in future periods.

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and, other claims of various natures. The City purchases commercial liability insurance with the Texas Municipal League Intergovernmental Risk Pool to indemnify itself in event of loss. For the past three years, settlements have not exceeded scheduled and stated coverage(s).

The City is self-insured for medical and prescription drug claims. The City uses an internal service fund to account for and finance both insured and uninsured risks of loss. At September 30, 2025, the internal service fund has a deficit fund balance of $(372,042). Stop-loss insurance is purchased for claims in excess of $100,000.

All operating funds of the City participate in the program and make payments to the fund based on estimates of the amounts needed to pay prior and current claims. The estimated insurance claims payable is $672,000 at September 30, 2025. The liability also includes incurred but not reported claims (IBNR) developed by the third-party claims administrator. Changes in the balance of estimated insurance claims payable for the years ended September 30, 2025 and 2024, are:

	2025	2024
Claims liability at beginning of year	$ 580,000	$ 669,175
Current year claims and estimate changes	3,860,241	3,237,183
Claims payments	(3,768,241)	(3,326,358)
Claims liability at end of year	$ 672,000	$ 580,000

Long-term Liabilities

Certificates of Obligation

The City issues certificates of obligation to provide funds for the acquisition, construction, and maintenance of major capital facilities. Certificates of obligation have been issued for both governmental and business-type activities. Certificates of obligation are direct obligations and pledge the full faith and credit of the government. Certificates of obligation outstanding at September 30, 2025, are as follows:

Governmental Activities

Series	Issue Amount	Maturity Date	Interest Rate	Year End Balances
2014	$ 6,000,000	2/1/2034	2.0-3.75	$ 3,240,000
2015	5,990,000	8/1/2035	2.0-3.375	2,800,000
2016	2,770,000	8/1/2031	2.0-2.10	1,125,000
2017	5,225,000	2/1/2037	3.0	3,480,000
2018	1,495,000	8/1/2037	3.0-5.0	1,075,000
2019	9,835,000	2/1/2039	3.0-5.0	7,690,000
2019A	17,065,000	2/1/2039	3.0-5.0	13,005,000
2020	16,920,000	2/1/2040	3.0-5.0	13,735,000
2022	15,000,000	2/1/2042	3.0-5.0	11,675,000
2022	3,284,000	2/1/2049	3.0-5.0	2,924,000
2024	18,662,500	2/1/2044	3.0-5.0	18,340,000
Total				$ 79,089,000

Business-type Activities

Series	Issue Amount	Maturity Date	Interest Rate	Year End Balances
2015	$ 4,005,000	8/1/2035	2.0-3.375	$ 2,830,000
2016	715,000	8/1/2026	2.0	125,000
2017	2,285,000	2/1/2037	3.0	1,505,000
2018	1,095,000	8/1/2037	3.0-5.0	785,000
2018A	4,500,000	2/1/2038	0.14-1.54	3,030,000
2020	4,665,000	2/1/2040	3.0-5.0	3,715,000
2022	15,000,000	2/1/2042	3.00-5.00	12,655,000
2024	18,662,500	2/1/2044	3.00-5.00	18,340,000
Total				$ 42,985,000

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition, construction, and maintenance of major capital facilities. General obligation bonds have been issued for governmental activities. General obligation bonds are direct obligations and pledge the full faith and credit of the government. General obligation bonds outstanding at September 30, 2025, are as follows:

Governmental Activities

Series	Issue Amount	Maturity Date	Interest Rate	Year End Balances
2016 – Refunding	3,325,000	8/1/2027	1.79	$ 360,000
Total				$ 360,000

Development Agreement Payable

The City entered into a development agreement with PRHC-Ennis GP, Inc. (subsequently LifePoint Hospitals, Inc.) (Company) for the purchase of an acute municipal hospital. Under the terms of the development agreement the City purchased the constructed hospital from the Company.

The development agreement payable currently outstanding and reported as a liability in the City's governmental activities at September 30, 2025, totaled $11,941,803. The amount due within one year totals $544,983.

The future principal payments for Development Agreement Payable as of September 30, 2025, are as follows:

Year Ending September 30	Governmental Activities Development Agreement Required Payment
2026	$ 544,983
2027	544,983
2028	544,983
2029	544,983
2030	544,983
2031-2035	2,724,915
2036 - 2040	2,724,915
2041 - 2045	2,724,915
2046 - 2048	1,042,143
	$ 11,941,803

Lease Liability

The City leases vehicles from Enterprise Fleet Management and property from various third parties to conduct its operations, the terms of which expire 2026 through 2029. The measurement of the lease payables is based on the present value of lease payments expected to be paid during the lease term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any lease incentives payable to the lessee.

As of September 30, 2025, the value of the lease liability was $919,595. Incremental borrowing rates of 3.80 percent to 5.80 percent were used to measure lease payables.

The future principal and interest payments for lease liabilities as of September 30, 2025, are as follows:

Governmental Activities

Year Ending September 30,	Principal	Interest	Total Payments
2026	$ 255,718	$ 549,090	$ 804,808
2027	229,897	307,467	537,364
2028	193,293	170,928	364,221
2029	132,396	49,961	182,357
Totals	$ 811,304	$ 1,077,446	$ 1,888,750

Business-Type Activities

Year Ending September 30,	Principal	Interest	Total Payments
2026	$ 62,419	$ 51,032	$ 113,451
2027	20,216	26,027	46,243
2028	25,656	9,598	35,254
Totals	$ 108,291	$ 86,657	$ 194,948

Changes in Long-term Liabilities

Changes in the City's long-term liabilities for the year ended September 30, 2025, are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Bonds payable:					
Certificates of obligation	$ 82,701,500	$ -	$ (3,612,500)	$ 79,089,000	$ 4,312,500
General obligation bonds	1,600,000	-	(1,240,000)	360,000	180,000
Issuance premiums	6,645,757	-	(424,242)	6,221,515	-
Lease liability	710,479	262,116	(161,291)	811,304	255,718
Total bonds payable	91,657,736	262,116	(5,438,033)	86,481,819	4,748,218
Development agreement payable	12,486,786	-	(544,983)	11,941,803	544,983
Claims liability	580,000	3,860,241	(3,768,241)	672,000	-
Net pension liability	9,508,079	-	(2,213,119)	7,294,960	-
Total OPEB liability	521,868	-	(9,142)	512,726	-
Governmental activity long-term liabilities	$ 114,754,469	$ 4,122,357	$ (11,973,518)	$ 106,903,308	$ 5,293,201

Certificates of obligation and general obligation bonds issued for governmental activity purposes are liquidated by the debt service fund. Governmental lease obligations, net pension liability, and total OPEB liability will be liquidated by the general fund.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-type Activities					
Bonds payable:					
Certificates of obligation	$ 44,692,500	$ -	$ (1,707,500)	$ 42,985,000	$ 2,312,500
Issuance premiums	3,403,004	-	(189,387)	3,213,617	-
Lease liability	161,287	-	(52,996)	108,291	62,419
Total bonds payable	48,256,791	-	(1,949,883)	46,306,908	2,374,919
Net pension liability	2,537,176	-	(553,280)	1,983,896	-
Total OPEB liability	130,467	-	(2,286)	128,181	-
Business-type activity long-term liabilities	$ 50,924,434	$ -	$ (2,505,449)	$ 48,418,985	$ 2,374,919

Certificates of obligation, net pension liability, and total OPEB liability issued for business-type activities are repaid from the utility and sanitation funds.

The debt service requirements for the City's bonds are as follows:

Year Ending September 30,	Governmental Activities			
	Certificates of Obligation		General Obligation Bonds	
	Principal	Interest	Principal	Interest
2026	$ 4,312,500	$ 3,006,934	$ 180,000	$ 6,444
2027	4,247,500	2,827,632	180,000	3,222
2028	4,440,000	2,643,040	-	-
2029	4,630,000	2,451,338	-	-
2030	4,800,000	2,265,265	-	-
2031-2035	25,532,500	8,408,522	-	-
2036-2040	22,885,000	3,589,578	-	-
2041-2045	7,737,500	75,200	-	-
2046-2049	504,000	-	-	-
Totals	$ 79,089,000	$ 25,267,509	$ 360,000	$ 9,666

Year Ending September 30,	Business-Type Activities	
	Certificates of Obligation	
	Principal	Interest
2026	$ 2,312,500	$ 1,739,008
2027	1,967,500	1,655,571
2028	2,040,000	1,575,616
2029	2,135,000	1,488,606
2030	2,215,000	1,399,334
2031-2035	12,602,500	5,503,443
2036-2040	12,435,000	2,793,780
2041-2044	7,277,500	512,550
Totals	$ 42,985,000	$ 16,667,908

Fund Balance

Minimum Fund Balance Policy. In the general fund, the City strives to maintain an adequate General Fund unassigned fund balance which shall be at least the equivalent of ninety working days of general fund operating expenditures or $1,000,000, whichever is the greater.

Interfund Receivables and Payables

The composition of interfund balances as of September 30, 2025, is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Court Technology Fund	$ 5,562
General Fund	Airport Fund	191,719
General Fund	Crime Control and Prevention District Fund	142,478
General Fund	Fleet Replacement Fund	322,534
Self Insurance Fund	General Fund	17,211
Water and Sewer Fund	Airport Fund	57,390
		$ 736,894

The outstanding balances between funds result mainly from the time lag between the dates that: (1) interfund goods and services are provided or reimbursable expenditures occur; (2) transactions are recorded in the accounting system; and (3) payments between funds are made.

Interfund Transfers

The composition of interfund transfers as of September 30, 2025, is as follows:

Fund	Transfers In	Transfers Out
General Fund	$ 7,397,898	$ 537,934
QIPP Fund	-	1,743,001
Debt Service Fund	701,188	-
Nonmajor Governmental Funds	-	1,925,896
Utility Fund	2,857,235	5,432,572
Nonmajor Enterprise Funds	-	307,370
Internal Service Funds	728,772	1,738,320
Totals	$ 11,685,093	$ 11,685,093

Transfers are primarily used to recover administrative costs to the General Fund for administrative services provided, moving capital construction costs to the Utility fund, and moving revenue to the debt service fund as principal and interest payments come due.

Ennis Economic Development Corporation, Inc. (Corporation)

Cash Deposits with Financial Institutions

At year-end, the Corporation's bank balance was $8,093,914 and carrying amount was $8,093,914. Of the bank balance, $250,000 was covered by federal depository insurance and the remaining balance, $7,843,914 was covered by collateral pledged in the Corporation's name.

Capital and Lease Assets

Capital and lease asset activity for the Corporation for the year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental Activities					
Capital assets not being depreciated:					
Land	$ 3,467,796	$ -	$ -	$ -	$ 3,467,796
Construction in progress	-	22,919	-	-	22,919
Total capital assets not being depreciated	3,467,796	22,919	-	-	3,490,715
Capital and lease assets being depreciated/amortized:					
Buildings	5,001,733	-	-	-	5,001,733
Lease buildings	76,443	-	-	-	76,443
Improvements	343,429	-	-	-	343,429
Machinery and equipment	178,157	-	-	-	178,157
Totals capital and lease assets being depreciated/amortized	5,599,762	-	-	-	5,599,762
Less accumulated depreciation/amortization for:					
Buildings	(893,561)	(166,724)	-	-	(1,060,285)
Lease buildings	(57,333)	(19,111)	-	-	(76,444)
Improvements	(343,429)	-	-	-	(343,429)
Machinery and equipment	(130,790)	(9,473)	-	-	(140,263)
Total accumulated depreciation/amortization	(1,425,113)	(195,308)	-	-	(1,620,421)
Total capital and lease assets, being depreciated, net	4,174,649	(195,308)	-	-	3,979,341
Corporate capital and lease assets, net	$ 7,642,445	$ (172,389)	$ -	$ -	$ 7,470,056

Economic Development Agreements

On May 1, 2018, the Corporation entered into an economic development agreement with a DA Ennis 45 Partners, LP (DA Ennis). Under the agreement, the Corporation shall pay DA Ennis a grant of $450,000 paid as four separate grants after specific project performance requirements are met by DA Ennis. The project includes the investment of approximately $12,000,000 to develop approximately 6.7 acres of land and the construction and operation of multiple retail developments. As of September 30, 2025, the Corporation has made payments of $403,136 under this agreement.

Sales Tax Revenue Bonds

Revenue bonds currently outstanding and reported as liabilities of the Corporation at September 30, 2025 are as follows:

Series	Issue Amount	Maturity Date	Interest Rate	Year End Balances
1999	$ 3,290,430	8/1/2034	8.45%	$ 391,020
2014 Refunding	2,745,000	8/1/2034	1.55-4.50%	1,165,000
Total				$ 1,556,020

The following is a summary of pledged revenues for the Corporation for the year ended September 30, 2025:

Revenue Pledged	Total Pledged Revenue	Current Year Debt Service Requirements	Percentage Portion of Pledged Revenue Stream	Remaining Principal and Interest	Period Revenue Will Not Be Available For Other Purposes
.5% sales and use tax	$ 3,030,681	$ 698,157	23.0%	$ 6,255,858	Until 2034

Lease Liability

The Corporation leases property from various third parties to conduct its operations, the terms of which expire in 2026. The measurement of the lease payables is based on the present value of lease payments expected to be paid during the lease term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any lease incentives payable to the lessee.

As of September 30, 2025, the value of the lease liability was $10,800. Incremental borrowing rates of 5.75 percent to 5.80 percent were used to measure lease payables. The value of the right-to-use assets, net of accumulated amortization, as of the end of the current fiscal year was $0.

The future principal and interest payments for lease liabilities as of September 30, 2025, are as follows:

	Economic Development Corporation		
Year Ending September 30,	Principal	Interest	Total Payments
2026	$ 10,800	$ 1,573	$ 12,373
Total	$ 10,800	$ 1,573	$ 12,373

Annual debt service requirements to maturity for revenue bonds at September 30, 2025, are as follows:

	Component Unit	
	Sales Tax Revenue Bonds	
Year Ending September 30,	Principal	Interest
2026	$ 169,280	$ 528,877
2027	169,435	528,092
2028	165,160	527,715
2029	171,170	526,464
2030	172,465	524,069
2031-2034	708,510	2,064,621
Totals	$ 1,556,020	$ 4,699,838

Changes in the Corporation's long-term liabilities for the year ended September 30, 2025, are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Corporation					
Bonds payable:					
Sales tax revenue bonds	$ 1,725,430	$ -	$ (169,410)	$ 1,556,020	$ 169,280
Accretion on Capital Appreciation Bonds	3,036,839	301,335	-	3,338,174	-
Less deferred amounts:					
For issuance discount	(5,278)	-	528	(4,750)	-
Lease liability	35,807	-	(25,007)	10,800	10,800
Corporation long-term liability	$ 4,792,798	$ 301,335	$ (193,889)	$ 4,900,244	$ 180,080

Note 3. Defined Benefit Pension Plan

Plan Description

The City participates as one of 934 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available Annual Comprehensive Financial Report (Annual Report) that can be obtained at tmrs.com. All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75 percent of the member's deposits and interest.

Employees Covered by Benefit Terms

At the December 31, 2024, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	172
Inactive employees entitled to but not yet receiving benefits	93
Active employees	231
	496

Contributions

The contribution rates for employees in TMRS are either 5 percent, 6 percent, or 7 percent of employee gross earnings, and the City matching percentages are either 100 percent, 150 percent, or 200 percent, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7 percent of their annual gross earnings during the fiscal year. The contribution rates for the City were 18.92 percent and 18.88 percent in calendar years 2025 and 2024, respectively. The City's contributions to TMRS for the year ended September 30, 2025, were $3,581,672, and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees for Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males a 3-year set-forward for females. In addition a 3.5% and 3.0% minimum mortality rate is applied, for males and females, respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage.

The target allocation and best estimates of expected return for each major asset class in fiscal year 2025 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return (Arithmetic)
Global Equity	35.0%	7.10%
Core Fixed Income	6.0%	5.00%
Non-Core Fixed Income	6.0%	6.80%
Other Private Markets	4.0%	7.30%
Real Estate	12.0%	6.70%
Infrastructure	6.0%	6.00%
Hedge Funds	5.0%	6.40%
Private Equity	13.0%	8.50%
Private Debt	13.0%	8.20%
Total	100%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75 percent. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at October 1, 2024	$ 94,886,071	$ 82,840,816	$ 12,045,255
Changes for the year:			
Service cost	3,658,092	-	3,658,092
Interest	6,372,347	-	6,372,347
Difference between expected and actual experience	518,342	-	518,342
Changes of assumptions	-	-	-
Contributions - employer	-	3,462,122	(3,462,122)
Contributions - employee	-	1,306,461	(1,306,461)
Net investment income	-	8,603,091	(8,603,091)
Benefit payments, including refunds of employee contributions	(4,619,962)	(4,619,962)	-
Administrative expense	-	(55,203)	55,203
Other changes	-	(1,290)	1,290
Net Changes	5,928,819	8,695,219	(2,766,400)
Balance at September 30, 2025	$ 100,814,890	$ 91,536,035	$ 9,278,855

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75 percent) or 1-percentage-point higher (7.75 percent) than the current rate:

	1.0% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1.0% Increase in Discount Rate (7.75%)
City's net pension liability (asset)	$ 23,022,382	$ 9,278,855	$ (2,057,325)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2025, the City recognized pension expense of $4,025,476.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	$ -	$ 280,433
Difference between projected and actual investment earnings	-	912,541
Differences between expected and actual economic experience	2,202,465	5,722
Contributions subsequent to the measurement date	2,731,595	-
Total	$ 4,934,060	$ 1,198,696

$2,731,595 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 968,718
2027	1,652,256
2028	(1,095,737)
2029	(521,468)
Total	$ 1,003,769

Note 4. Other Postemployment Benefit (OPEB) Obligations

Plan Description

Texas Municipal Retirement System (TMRS) administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single-employer, defined benefit OPEB plan. TMRS issues a publicly available annual comprehensive financial report that can be obtained at *www.tmrs.com.*

Benefits Provided

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of $7,500.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Employees Covered by Benefit Terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	119
Inactive employees entitled to but not yet receiving benefits	19
Active employees	231
	369

Total OPEB Liability

The City's total OPEB liability of $640,907 was measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	3.60% to 11.85%, including inflation
Discount rate*	4.08% as of December 31, 2024 (3.77% as of December 31, 2023)
Retirees' share of benefit-related costs	$ 0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational bass by the most recent Scale MP-2021 (with immediate convergence). fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subjects to the floor.

* The discount rate was based on the Fidelity Index s "20-Year Municipal GO AA Index" rate as of December 31, 2024.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

Changes in Total OPEB Liability

	Total OPEB Liability
Balance at October 1, 2024	$ 652,335
Changes for the year:	
Service cost	26,129
Interest	24,628
Difference between expected and actual experience	(4,996)
Changes in assumptions or other inputs	(32,926)
Benefit payments	(24,263)
Net Changes	(11,428)
Balance at September 30, 2025	$ 640,907

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.08 percent) or 1-percentage-point higher (5.08 percent) than the current rate:

	1% Decrease (3.08%)	Current Discount Rate (4.08%)	1% Increase (5.08%)
Total OPEB liability	$ 756,091	$ 640,907	$ 550,193

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of $22,952. At September 30, 2025, the City reported deferred outflows and deferred inflows of resources and related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	$ 14,266	$ 70,327
Differences between expected and actual economic experience	74,744	189,307
Benefit payments subsequent to the measurement date	41,032	-
Total	$ 130,042	$ 259,634

$41,032 reported as deferred inflows of resources related to OPEB resulting from benefit payments subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended September 30	Net Deferred Outflows/ (Inflows) of Resources
2026	$ (55,670)
2027	(33,693)
2028	(43,303)
2029	(33,337)
2030	(2,705)
Thereafter	(1,916)
Total	$ (170,624)

Note 5. Contingencies

Amounts received or receivable from granting agencies are subject to audit and adjustment. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor, cannot be determined at this time although the government expects such amounts, if any, to be immaterial.

Note 6. Litigation

The City is party to several legal actions arising in the ordinary course of business. In the opinion of the City's legal counsel and management, the City has adequate legal defense and/or insurance coverage regarding each of these actions and does not believe the amount is probable and does not believe these actions would materially effect the basic financial statements of the City.

Note 7. Related Party Transactions

The significant transactions between the component unit and primary government during the year ended September 30, 2025, consisted of a reimbursement for personnel costs in the amount of $570,926 paid from the Economic Development Corporation to the City's General Fund.

Required Supplementary Information

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City of Ennis, Texas
Schedule of Changes in Net Pension Liability and Related Ratios
Last Ten Measurement Years
(Unaudited)

	2015	2016	2017	2018
Total Pension Liability				
Service Cost	$ 1,671,627	$ 1,840,901	$ 2,048,680	$ 2,160,079
Interest (on the Total Pension Liability)	4,045,832	4,058,860	4,283,551	4,513,388
Difference between expected and actual experience	(749,875)	57,172	(44,355)	(488,779)
Changes of assumptions	(37)	-	-	-
Benefit payments, including refunds of employee contributions	(2,627,506)	(2,809,516)	(2,654,647)	(3,222,511)
Net Change in Total Pension Liability	2,340,041	3,147,417	3,633,229	2,962,177
Total Pension Liability - Beginning	58,275,533	60,615,574	63,762,991	67,396,220
Total Pension Liability - Ending (a)	$ 60,615,574	$ 63,762,991	$ 67,396,220	$ 70,358,397
Plan Fiduciary Net Position				
Contributions - Employer	$ 1,686,270	$ 1,781,293	$ 1,898,840	$ 2,010,628
Contributions - Employee	636,329	695,429	765,657	804,713
Net Investment Income	75,581	3,443,016	7,486,574	(1,841,480)
Benefit payments, including refunds of employee contributions	(2,627,506)	(2,809,516)	(2,654,647)	(3,222,511)
Administrative Expense	(46,036)	(38,883)	(38,796)	(35,586)
Other	(2,273)	(2,095)	(1,966)	(1,860)
Net Change in Plan Fiduciary Net Position	(277,635)	3,069,244	7,455,662	(2,286,096)
Plan Fiduciary Net Position - Beginning	51,221,467	50,943,832	54,013,076	61,468,738
Plan Fiduciary Net Position - Ending (b)	$ 50,943,832	$ 54,013,076	$ 61,468,738	$ 59,182,642
Net Pension Liability - Ending (a) - (b)	$ 9,671,742	$ 9,749,915	$ 5,927,482	$ 11,175,755
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	84.04%	84.71%	91.21%	84.12%
Covered Payroll	9,070,142	9,934,705	10,937,960	11,495,895
Net Pension Liability as a Percentage of Covered Payroll	106.63%	98.14%	54.19%	97.22%

Other Information:

For the 2019 valuation, actuarial studies were updated through December 31, 2018.

For the 2023 valuation, actuarial studies were updated through December 31, 2022.

2019	2020	2021	2022	2023	2024
$ 2,282,005	$ 2,275,864	$ 2,487,609	$ 2,668,576	$ 3,097,608	$ 3,658,092
4,705,505	4,933,807	5,187,388	5,574,720	6,005,895	6,372,347
(246,203)	(92,382)	1,728,845	2,028,826	900,196	518,342
162,535	-	-	-	(466,151)	-
(3,576,427)	(3,460,624)	(3,472,190)	(4,039,932)	(4,157,796)	(4,619,962)
3,327,415	3,656,665	5,931,652	6,232,190	5,379,752	5,928,819
70,358,397	73,685,812	77,342,477	83,274,129	89,506,319	94,886,071
$ 73,685,812	$ 77,342,477	$ 83,274,129	$ 89,506,319	$ 94,886,071	$ 100,814,890
$ 2,054,555	$ 2,010,023	$ 2,188,099	$ 2,346,324	$ 2,838,063	$ 3,462,122
851,041	842,021	915,524	979,385	1,143,723	1,306,461
9,147,353	5,130,608	9,397,117	(5,917,138)	8,614,692	8,603,091
(3,576,427)	(3,460,624)	(3,472,190)	(4,039,932)	(4,157,796)	(4,619,962)
(51,699)	(33,206)	(43,486)	(51,215)	(54,823)	(55,203)
(1,553)	(1,295)	299	61,114	(383)	(1,291)
8,423,270	4,487,527	8,985,363	(6,621,462)	8,383,476	8,695,218
59,182,642	67,605,912	72,093,439	81,078,802	74,457,340	82,840,816
$ 67,605,912	$ 72,093,439	$ 81,078,802	$ 74,457,340	$ 82,840,816	$ 91,536,034
$ 6,079,900	$ 5,249,038	$ 2,195,327	$ 15,048,979	$ 12,045,255	$ 9,278,856
91.75%	93.21%	97.36%	83.19%	87.31%	90.80%
12,157,727	12,028,878	13,078,913	13,986,249	16,243,555	18,663,733
50.01%	43.64%	16.79%	107.60%	74.15%	49.72%

City of Ennis, Texas
Schedule of Contributions
Last Ten Fiscal Years
(Unaudited)

	2016	2017	2018	2019
Actuarially Determined Contribution	$ 1,683,257	$ 1,827,529	$ 2,006,005	$ 1,987,824
Contributions in relation to the actuarially determined contribution	1,683,257	1,827,529	2,006,005	1,987,824
Contribution deficiency (excess)	-	-	-	-
Covered payroll	9,315,037	10,437,703	11,493,429	11,649,523
Contributions as a percentage of covered payroll	18.07%	17.51%	17.45%	17.06%

Schedule Notes:

Valuation Dates:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	20 years (longest amortization ladder)
Asset Valuation Method	10 year smoothed fair value; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: Pub(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information:

Notes	There were no benefit changes during the year.

2020	2021	2022	2023	2024	2025
$ 2,064,308	$ 2,071,820	$ 2,387,972	$ 2,735,998	$ 3,313,041	$ 3,581,672
2,064,308	2,071,820	2,387,972	2,735,998	3,313,041	3,581,672
-	-	-	-	-	-
12,402,127	12,218,774	14,084,103	15,584,995	17,790,704	18,940,135
16.64%	16.96%	16.96%	17.56%	18.62%	18.91%

City of Ennis, Texas
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Eight Measurement Years

	2017	2018	2019	2020	2021	2022	2023	2024
Total OPEB Liability								
Service Cost	$ 18,595	$ 22,992	$ 20,668	$ 26,464	$ 36,621	$ 37,763	$ 21,116	$ 26,129
Interest (on the Total Pension Liability)	19,447	19,591	33,778	19,577	16,466	15,962	24,173	24,628
Difference between expected and actual experience	-	322,231	(356,825)	(29,501)	(14,824)	(5,541)	2,682	(4,996)
Changes of assumptions and other inputs	43,318	(39,134)	106,935	103,301	25,579	(288,507)	30,242	(32,926)
Benefit payments	(6,563)	(5,748)	(6,079)	(6,014)	(20,926)	(19,581)	(24,365)	(24,263)
Net Change in Total OPEB Liability	74,797	319,932	(201,523)	113,827	42,916	(259,904)	53,848	(11,428)
Total OPEB Liability – Beginning	508,442	583,239	903,171	701,648	815,475	858,391	598,487	652,335
Total OPEB Liability – Ending	$ 583,239	$ 903,171	$ 701,648	$ 815,475	$ 858,391	$ 598,487	$ 652,335	$ 640,907
Covered-Employee Payroll	10,937,960	11,495,895	12,157,727	12,028,878	13,078,913	13,986,249	16,243,355	18,663,733
Total OPEB Liability as a Percentage of Covered-Employee Payroll	5.33%	7.86%	5.77%	6.78%	6.56%	4.28%	4.02%	3.43%

Notes to Schedule:

Plan Information:

Single-employer unfunded OPEB plan

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2018	3.71%
2019	2.75%
2020	2.00%
2021	1.84%
2022	4.05%
2023	3.77%
2024	4.03%

Actuarial Valuation and Measurement Date: December 31

Significant actuarial assumptions used to measure the total OPEB liability:

Inflation	2.50%
Salary Increases	3.60% to 11.85%, including inflation
Discount Rate	4.03% (3.77% in prior year)
Retiree's Share of Benefit-related Costs	$ 0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No.68
Mortality – Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and females are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality – Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements subject to the floor.

Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

The information in this schedule has been determined as of the measurement date (December 31) of the City's total OPEB liability and is intended to show information for 10 years. However, until a full 10- year trend is compiled in accordance with the provision of GASB 75, only periods for which such information is available are presented.

Nonmajor Special Revenue Funds

Special revenue funds are used to account for specific revenue sources that are restricted, committed, or assigned to expenditures for particular purposes.

Museum Fund – This fund is used to account for revenues earned from operations and donations given to the City for the development and enhancement of the museum.

Forfeited Contraband Fund – This fund is used to account for seized property to be used for official purposes as provided by Article 59.06 Texas Code of Criminal Procedure.

Law Enforcement Education Fund – This fund is used to account for fines received to provide law enforcement training and education.

COPS More Grant Fund – This fund is used to account for grants received to hire additional career law enforcement officers.

COE 2010 Trust Library – This fund is used to account for improvements to the Ennis Public Library which are funded by an anonymous, conditional bequest to the City received during 2010.

Tourism Fund – This fund accounts for the 7 percent Hotel/Motel Occupancy Tax levied on all hotels and motels in the City. Funds are used for advertising and general promotion of the City, historical preservation.

Court Technology Fund – This fund accounts for the collection of a municipal court technology fee. The proceeds of a fee attached to each conviction are dedicated to acquisition of technology that enhances the operation efficiency of the court.

Court Security Fund – This fund accounts for the collection of a municipal court security fee. The proceeds of a fee attached to each conviction are dedicated to securing the municipal court.

Crime Control & Prevention District – This fund is used to account for the 1/4 cent Crime Control Tax. The revenue from this tax is intended to enhance the law enforcement capabilities of the Ennis Police Department by providing critical equipment and personnel.

Street Maintenance – This fund is used to account for the 1/4 cent Street Maintenance Tax revenues and expenditures devoted to street repair, mill and overlay, and reconstruction projects.

Police Donation – This fund is used to account for donations and contributions given to the City for the enhancement of the law enforcement capabilities.

Nonmajor Special Revenue Funds (Continued)

Fire Donation – This fund is used to account for donations and contributions given to the City for the enhancement of the fire protection capabilities.

Parks Donation – This fund is used to account for donations and contributions given to the City for the enhancement of the parks.

Cardinals Park Land Development – This fund is used to account for park land development in the subdivision.

Bluebonnet Estates Park Land Development – This fund is used to account for park land development in the subdivision.

Creechville Zone Park Land Development – This fund is used to account for park land development in the subdivision.

Nonmajor Capital Projects Fund

Capital project funds are used to account for the financial resources segregated for the acquisition of major capital facilities other than those financed by enterprise funds.

Tax Increment Reinvestment Zone #1 Fund – This fund is used to account for the taxes collected in a designated reinvestment zone to be used for public improvements.

Tax Increment Reinvestment Zone #2 Fund – This fund is used to account for the taxes collected in a designated reinvestment zone to be used for public improvements.

Tax Increment Reinvestment Zone #3 Fund – This fund is used to account for the taxes collected in a designated reinvestment zone to be used for public improvements.

Prairie View Public Improvement District Fund – This fund is used to account for the taxes collected in a designated reinvestment zone to be used for public improvements.

Hollow Public Improvement District Fund – This fund is used to account for the taxes collected in a designated reinvestment zone to be used for public improvements.

Summer Creek Estates Public Improvement District Fund – This fund is used to account for the taxes collected in a designated reinvestment zone to be used for public improvements.

Nonmajor Permanent Fund

The permanent fund is used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the government's programs.

Library Endowment Fund – This fund is used to account for all donations and memorials given to the City for the purchase of library furnishings and books.

City of Ennis, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2025

	Nonmajor Special Revenue	Nonmajor Capital Projects	Nonmajor Permanent	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	$ 4,849,762	$ 6,304,244	$ 257,212	$ 11,411,218
Receivables, net	640,309	11,057	-	651,366
Total assets	$ 5,490,071	$ 6,315,301	$ 257,212	$ 12,062,584
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	$ 30,937	$ 2,950	$ -	$ 33,887
Accrued payroll payable	9,811	-	-	9,811
Due to other funds	148,040	-	-	148,040
Total liabilities	188,788	2,950	-	191,738
Deferred Inflows of Resources				
Unavailable revenue - property taxes	-	9,871	-	9,871
Total deferred inflows of resources	-	9,871	-	9,871
Fund Balances				
Nonspendable:				
Endowment	-	-	28,966	28,966
Restricted:				
Capital projects	-	6,302,480	-	6,302,480
Cultural and recreational	1,044,203	-	228,246	1,272,449
Public safety	240,963	-	-	240,963
Streets	3,260,524	-	-	3,260,524
Tourism	755,593	-	-	755,593
Total fund balances	5,301,283	6,302,480	257,212	11,860,975
Total liabilities, deferred inflows of resources and fund balances	$ 5,490,071	$ 6,315,301	$ 257,212	$ 12,062,584

City of Ennis,Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2025

	Nonmajor Special Revenue	Nonmajor Capital Projects	Nonmajor Permanent	Total Nonmajor Governmental Funds
Revenues				
Property taxes	$ -	$ 2,565,162	$ -	$ 2,565,162
Developer contributions	-	842,163	-	842,163
Sales Taxes	2,981,279	-	-	2,981,279
Hotel occupancy taxes	570,239	-	-	570,239
Fines and forfeitures	17,126	-	-	17,126
Investment earnings	14,041	50,881	24	64,946
Intergovernmental	8,381	-	-	8,381
Miscellaneous	7,475	-	11,012	18,487
Contributions and donations	19,175	-	-	19,175
Total revenues	3,617,716	3,458,206	11,036	7,086,958
Expenditures				
Current:				
General government	87,442	118,005	-	205,447
Public safety	45,285	-	-	45,285
Streets	414,356	-	-	414,356
Cultural and recreation	10,261	-	-	10,261
Capital outlay	83,887	-	-	83,887
Total expenditures	641,231	118,005	-	759,236
Excess of Revenues Over Expenditures	2,976,485	3,340,201	11,036	6,327,722
Other Financing Sources (Uses)				
Transfers out	(1,925,896)	-	-	(1,925,896)
Total other financing sources (uses)	(1,925,896)	-	-	(1,925,896)
Net Change in Fund Balances	1,050,589	3,340,201	11,036	4,401,826
Fund Balances, Beginning of Year	4,250,694	2,962,279	246,176	7,459,149
Fund Balances, End of Year	$ 5,301,283	$ 6,302,480	$ 257,212	$ 11,860,975

City of Ennis,Texas
Combining Balance Sheet
Nonmajor Governmental Funds - Special Revenue
September 30, 2025

	Museum	Forfeited Contraband	Law Enforcement Education	COPS More Grant	COE 2010 Trust Library	Tourism
Assets						
Cash and cash equivalents	$ 9,051	$ 25,766	$ 14,363	$ 2	$ 471,631	$ 660,802
Receivables, net	-	-	-	-	-	111,730
Total assets	$ 9,051	$ 25,766	$ 14,363	$ 2	$ 471,631	$ 772,532
Liabilities and Fund Balances						
Liabilities						
Accounts payable	$ -	$ -	$ -	$ -	$ 103	$ 7,128
Accrued payroll payable	-	-	-	-	-	9,811
Due to other funds	-	-	-	-	-	-
Total liabilities	-	-	-	-	103	16,939
Fund Balances						
Restricted:						
Cultural and recreational	9,051	-	-	-	471,528	-
Public safety	-	25,766	14,363	2	-	-
Streets	-	-	-	-	-	-
Tourism	-	-	-	-	-	755,593
Total fund balances	9,051	25,766	14,363	2	471,528	755,593
Total liabilities and fund balances	$ 9,051	$ 25,766	$ 14,363	$ 2	$ 471,631	$ 772,532

Court Technology	Court Security	Crime Control and Prevention District	Street Maintenance	Police Donation	Fire Donation	Parks Donation	Cardinals Park Land Development
$ 21,833	$ 47,792	$ -	$ 3,008,977	$ 11,096	$ 12,487	$ 14,771	$ 119,000
-	-	258,279	270,300	-	-	-	-
$ 21,833	$ 47,792	$ 258,279	$ 3,279,277	$ 11,096	$ 12,487	$ 14,771	$ 119,000
$ -	$ -	$ 2,615	$ 18,753	$ -	$ -	$ 2,338	$ -
-	-	-	-	-	-	-	-
5,562	-	142,478	-	-	-	-	-
5,562	-	145,093	18,753	-	-	2,338	-
-	-	-	-	-	-	12,433	119,000
16,271	47,792	113,186	-	11,096	12,487	-	-
-	-	-	3,260,524	-	-	-	-
-	-	-	-	-	-	-	-
16,271	47,792	113,186	3,260,524	11,096	12,487	12,433	119,000
$ 21,833	$ 47,792	$ 258,279	$ 3,279,277	$ 11,096	$ 12,487	$ 14,771	$ 119,000

City of Ennis,Texas
Combining Balance Sheet
Nonmajor Governmental Funds - Special Revenue
September 30, 2025

	Bluebonnet Estates Park Land Development	Creechville Zone Park Land Development	Total Nonmajor Special Revenue Funds
Assets			
Cash and cash equivalents	$ 210,527	$ 221,664	$ 4,849,762
Receivables, net	-	-	640,309
Total assets	$ 210,527	$ 221,664	$ 5,490,071
Liabilities and Fund Balances			
Liabilities			
Accounts payable	$ -	$ -	$ 30,937
Accrued payroll payable	-	-	9,811
Due to other funds	-	-	148,040
Total liabilities	-	-	188,788
Fund Balances			
Restricted:			
Cultural and recreational	210,527	221,664	1,044,203
Public safety	-	-	240,963
Streets	-	-	3,260,524
Tourism	-	-	755,593
Total fund balances	210,527	221,664	5,301,283
Total liabilities and fund balances	$ 210,527	$ 221,664	$ 5,490,071

City of Ennis, Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds - Special Revenue
For the Year Ended September 30, 2025

	Museum	Forfeited Contraband	Law Enforcement Education	COPS More Grant	COE 2010 Trust Library	Tourism
Revenues						
Sales Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Hotel occupancy taxes	-	-	-	-	-	570,239
Fines and forfeitures	-	-	-	-	-	-
Investment earnings	94	261	116	-	4,972	7,054
Intergovernmental	-	-	8,381	-	-	-
Miscellaneous	126	4,312	-	-	3,037	-
Contributions and donations	-	-	-	-	-	-
Total revenues	220	4,573	8,497	-	8,009	577,293
Expenditures						
Current:						
General government	-	-	-	-	-	87,442
Public safety	-	-	3,065	-	-	-
Streets	-	-	-	-	-	-
Cultural and recreation	830	-	-	-	3,141	-
Capital outlay	-	-	-	-	52,000	-
Total expenditures	830	-	3,065	-	55,141	87,442
Excess (Deficiency) of Revenues Over (Under) Expenditures	(610)	4,573	5,432	-	(47,132)	489,851
Other Financing Sources (Uses)						
Transfers out	-	-	-	-	-	(447,016)
Total other financing sources (uses)	-	-	-	-	-	(447,016)
Net Change in Fund Balances	(610)	4,573	5,432	-	(47,132)	42,835
Fund Balances, Beginning of Year	9,661	21,193	8,931	2	518,660	712,758
Fund Balances, End of Year	$ 9,051	$ 25,766	$ 14,363	$ 2	$ 471,528	$ 755,593

Court Technology	Court Security	Crime Control and Prevention District	Street Maintenance	Police Donation	Fire Donation	Parks Donation	Cardinals Park Land Development
$ -	$ -	$ 1,465,938	$ 1,515,341	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-
10,165	6,961	-	-	-	-	-	-
-	457	752	-	97	146	92	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	2,353	3,702	13,120	-
10,165	7,418	1,466,690	1,515,341	2,450	3,848	13,212	-
-	-	-	-	-	-	-	-
-	-	36,347	-	-	5,873	-	-
-	-	-	414,356	-	-	-	-
-	-	-	-	-	-	6,290	-
-	-	31,887	-	-	-	-	-
-	-	68,234	414,356	-	5,873	6,290	-
10,165	7,418	1,398,456	1,100,985	2,450	(2,025)	6,922	-
-	-	(1,478,880)	-	-	-	-	-
-	-	(1,478,880)	-	-	-	-	-
10,165	7,418	(80,424)	1,100,985	2,450	(2,025)	6,922	-
6,106	40,374	193,610	2,159,539	8,646	14,512	5,511	119,000
$ 16,271	$ 47,792	$ 113,186	$ 3,260,524	$ 11,096	$ 12,487	$ 12,433	$ 119,000

City of Ennis, Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds - Special Revenue
For the Year Ended September 30, 2025

	Bluebonnet Estates Park Land Development	Creechville Zone Park Land Development	Total Nonmajor Special Revenue Funds
Revenues			
Sales Taxes	$ -	$ -	$ 2,981,279
Hotel occupancy taxes	-	-	570,239
Fines and forfeitures	-	-	17,126
Investment earnings	-	-	14,041
Intergovernmental	-	-	8,381
Miscellaneous	-	-	7,475
Contributions and donations	-	-	19,175
Total revenues	-	-	3,617,716
Expenditures			
Current:			
General government	-	-	87,442
Public safety	-	-	45,285
Streets	-	-	414,356
Cultural and recreation	-	-	10,261
Capital outlay	-	-	83,887
Total expenditures	-	-	641,231
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	2,976,485
Other Financing Sources (Uses)			
Transfers out	-	-	(1,925,896)
Total other financing sources (uses)	-	-	(1,925,896)
Net Change in Fund Balances	-	-	1,050,589
Fund Balances, Beginning of Year	210,527	221,664	4,250,694
Fund Balances, End of Year	$ 210,527	$ 221,664	$ 5,301,283

City of Ennis, Texas
Combining Balance Sheet
Nonmajor Governmental Funds - Capital Projects
September 30, 2025

	Tax Increment Reinvestment Zone #1	Tax Increment Reinvestment Zone #2	Tax Increment Reinvestment Zone #3	Prairie View PID	Hollow PID	Summer Creek Estates PID
Assets						
Cash and cash equivalents	$ 2,537,404	$ 1,250,927	$ 1,710,973	$ 582,204	$ 207,736	$ 15,000
Receivables, net	5,376	3,600	2,081	-	-	-
Total assets	$ 2,542,780	$ 1,254,527	$ 1,713,054	$ 582,204	$ 207,736	$ 15,000
Liabilities, Deferred Inflows of Resources and Fund Balances						
Liabilities						
Accounts payable	$ -	$ -	$ -	$ 670	$ 1,560	$ 720
Total liabilities	-	-	-	670	1,560	720
Deferred Inflows of Resources						
Unavailable revenue - property taxes	4,799	3,214	1,858	-	-	-
Total deferred inflows of resources	4,799	3,214	1,858	-	-	-
Fund Balances						
Restricted:						
Capital projects	2,537,981	1,251,313	1,711,196	581,534	206,176	14,280
Total fund balances	2,537,981	1,251,313	1,711,196	581,534	206,176	14,280
Total liabilities, deferred inflows of resources and fund balances	$ 2,542,780	$ 1,254,527	$ 1,713,054	$ 582,204	$ 207,736	$ 15,000

Total Nonmajor Capital Projects Funds
$ 6,304,244
11,057
$ 6,315,301
$ 2,950
2,950
9,871
9,871
6,302,480
6,302,480
$ 6,315,301

City of Ennis, Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds - Capital Projects
For the Year Ended September 30, 2025

	Tax Increment Reinvestment Zone #1	Tax Increment Reinvestment Zone #2	Tax Increment Reinvestment Zone #3	Prairie View PID	Hollow PID	Summer Creek Estates PID
Revenues						
Property taxes	$ 820,153	$ 538,196	$ 1,206,813	$ -	$ -	$ -
Developer contributions	-	-	-	603,639	223,524	15,000
Investment earnings	24,064	12,008	14,809	-	-	-
Total revenues	844,217	550,204	1,221,622	603,639	223,524	15,000
Expenditures						
General government	2,039	66,691	-	28,541	20,014	720
Total expenditures	2,039	66,691	-	28,541	20,014	720
Net Change in Fund Balances	842,178	483,513	1,221,622	575,098	203,510	14,280
Fund Balances, Beginning of Year	1,695,803	767,800	489,574	6,436	2,666	-
Fund Balances, End of Year	$ 2,537,981	$ 1,251,313	$ 1,711,196	$ 581,534	$ 206,176	$ 14,280

Total Nonmajor Capital Projects Funds
$ 2,565,162
842,163
50,881
3,458,206
118,005
118,005
3,340,201
2,962,279
$ 6,302,480

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Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the payment of principal and interest on general long-term debt.

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City of Ennis, Texas
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
Debt Service Fund
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues				
Property taxes	$ 7,662,402	$ 7,662,402	$ 7,772,000	$ 109,598
Investment earnings	3,000	3,000	28,243	25,243
Total revenues	7,665,402	7,665,402	7,800,243	134,841
Expenditures				
Principal retirement	4,830,000	4,830,000	4,852,500	(22,500)
Interest and fiscal charges	3,229,499	3,229,499	3,229,480	19
Total expenditures	8,059,499	8,059,499	8,081,980	(22,481)
Excess (deficiency) of revenues over (under) expenditures	(394,097)	(394,097)	(281,737)	112,360
Other Financing Sources (Uses)				
Transfers in	701,188	701,188	701,188	-
Total other financing sources (uses)	701,188	701,188	701,188	-
Net Change in Fund Balances	307,091	307,091	419,451	112,360
Fund Balances, Beginning	867,562	867,562	867,562	-
Fund Balances, Ending	$ 1,174,653	$ 1,174,653	$ 1,287,013	$ 112,360

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Proprietary Funds

Nonmajor Enterprise Funds

Sanitation Fund - This fund is used to account for the sanitation operations.

Airport Fund - This fund is used to account for the airport operations.

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City of Ennis, Texas
Combining Statement of Net Position
Nonmajor Enterprise Funds
September 30, 2025

	Sanitation	Airport	Total
Assets			
Current Assets			
Cash and cash equivalents	$ 498,318	$ -	$ 498,318
Accounts receivable, net	250,562	-	250,562
Inventories	-	28,295	28,295
Total current assets	748,880	28,295	777,175
Noncurrent Assets			
Capital and lease assets	1,090,164	837,647	1,927,811
Total noncurrent assets	1,090,164	837,647	1,927,811
Total assets	1,839,044	865,942	2,704,986
Deferred Outflows of Resources			
Deferred outflows - pensions	245,638	-	245,638
Deferred outflows - OPEB	1,861	-	1,861
Total deferred outflows of resources	247,499	-	247,499
Liabilities			
Current Liabilities			
Accounts payable	22,309	7,369	29,678
Accrued payroll payable	59,447	-	59,447
Due to other funds	-	249,109	249,109
Customer deposits payable	-	500	500
Total current liabilities	81,756	256,978	338,734
Noncurrent Liabilities			
Net pension liability	495,512	-	495,512
Total OPEB liability	32,045	-	32,045
Total noncurrent liabilities	527,557	-	527,557
Total liabilities	609,313	256,978	866,291
Deferred Inflows of Resources			
Deferred inflows - pension	59,309	-	59,309
Deferred inflows - OPEB	9,194	-	9,194
Total deferred inflows of resources	68,503	-	68,503
Net Position			
Net investment in capital assets	1,090,164	837,647	1,927,811
Unrestricted	318,563	(228,683)	89,880
Total net position	$ 1,408,727	$ 608,964	$ 2,017,691

City of Ennis, Texas
Combining Statement of Revenues, Expenses and Changes in Net Position
Nonmajor Enterprise Funds
For the Year Ended September 30, 2025

	Sanitation	Airport	Total
Operating Revenues			
Sanitation revenue	$ 1,993,196	$ -	$ 1,993,196
Airport revenue	-	160,870	160,870
Total operating revenues	1,993,196	160,870	2,154,066
Operating Expenses			
Personnel	1,200,681	-	1,200,681
Supplies	95,871	112,247	208,118
Depreciation and amortization	337,975	477	338,452
Other operating expenses	33,062	24,494	57,556
Maintenance and replacement	189,960	11,559	201,519
Total operating expenses	1,857,549	148,777	2,006,326
Operating Income	135,647	12,093	147,740
Nonoperating Revenues			
Investment earnings	423	-	423
Total nonoperating revenues	423	-	423
Income Before Transfers	136,070	12,093	148,163
Transfers out	(307,370)	(4,994)	(312,364)
Change in Net Position	(171,300)	7,099	(164,201)
Net Position, Beginning of Year	1,580,027	601,865	2,181,892
Net Position, End of Year	$ 1,408,727	$ 608,964	$ 2,017,691

City of Ennis, Texas
Statement of Cash Flows
Nonmajor Enterprise Funds
For Year Ended September 30, 2025

	Business-type Activities – Enterprise		
	Sanitation	Airport	Total Nonmajor Enterprise Funds
Cash Flows From Operating Activities			
Receipts from customers	$ 1,956,383	$ 160,870	$ 2,117,253
Payments to suppliers and service providers	(325,460)	(162,845)	(488,305)
Payments to employees for salaries and benefits	(1,180,859)	-	(1,180,859)
Net cash provided by (used for) operating activities	450,064	(1,975)	448,089
Cash Flows From Noncapital Financing Activities			
Adances from other funds	-	6,969	6,969
Transfers to other funds	(307,370)	(4,994)	(312,364)
Net cash provided by (used for) noncapital financing activities	(307,370)	1,975	(305,395)
Cash Flows From Capital And Related Financing Activities			
Acquisition and construction of capital assets	(39,895)	-	(39,895)
Net cash used for capital and related financing activities	(39,895)	-	(39,895)
Cash Flows From Investing Activities			
Investment earnings	423	-	423
Net cash provided by investing activities	423	-	423
Net increase in cash and cash equivalents	103,222	-	103,222
Cash and cash equivalents, October 1	395,096	-	395,096
Cash and cash equivalents, September 30	$ 498,318	$ -	$ 498,318
Reconciliation of Operating Income to Net Cash Provided by (Used for) Operating Activities			
Operating income	$ 135,647	$ 12,093	$ 147,740
Adjustments to reconcile operating income to net cash provided by (used for) operating activities:			
Depreciation and amortization	337,975	477	338,452
(Increase) decrease in accounts receivable	(36,813)	-	(36,813)
(Increase) decrease in lease receivable	18,377	-	18,377
(Increase) decrease in pension related deferred outflows of resources	181,093	-	181,093
(Increase) decrease in OPEB related deferred outflows of resources	2,505	-	2,505
Increase (decrease) in accounts payable	(7,178)	(14,545)	(21,723)
Increase (decrease) in accrued payroll payable	(2,608)	-	(2,608)
Increase (decrease) in pension related deferred inflows of resources	(20,548)	-	(20,548)
Increase (decrease) in OPEB related deferred inflows of resources	(1,728)	-	(1,728)
Increase (decrease) in lease related deferred inflows of resources	(17,766)	-	(17,766)
Increase (decrease) in net pension liability	(138,320)	-	(138,320)
Increase (decrease) in OPEB liability	(572)	-	(572)
Total adjustments	314,417	(14,068)	300,349
Net cash provided by (used for) operating activities	$ 450,064	$ (1,975)	$ 448,089

City of Ennis, Texas
Schedule of Operating Revenues and Operating Expenses
Budget and Actual
Enterprise Fund - Utility
For the Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Actual GAAP Basis	Variance with Final Budget
	Original	Final		
Water Operating Revenues				
Water sales	$ 7,783,543	$ 7,783,543	$ 8,463,269	$ 679,726
Water taps and connections	222,549	222,549	214,972	(7,577)
Penalties	160,000	160,000	202,428	42,428
Reconnection charges	42,000	42,000	41,610	(390)
Miscellaneous	80,000	80,000	883,481	803,481
Total water revenues	8,288,092	8,288,092	9,805,760	1,517,668
Sewer Operating Revenues				
Sewer service charge	6,737,659	6,737,659	7,408,161	670,502
Sewer taps and connection	14,510	14,510	(1,250)	(15,760)
EPA fees	20,000	20,000	11,986	(8,014)
Total sewer revenues	6,772,169	6,772,169	7,418,897	646,728
Total operating revenues	$ 15,060,261	$ 15,060,261	$ 17,224,657	$ 2,164,396
Operating Expenses				
Administration:				
Personnel	$ 597,211	$ 597,211	$ 804,903	$ (207,692)
Supplies	1,984,625	2,020,416	18,072	2,002,344
Maintenance and replacement	1,384,000	2,051,998	5,376	2,046,622
Miscellaneous services	1,652,163	1,653,071	704,803	948,268
	5,617,999	6,322,696	1,533,154	4,789,542
Water operations:				
Personnel	3,017,860	2,309,925	2,109,799	200,126
Supplies	1,520,000	1,627,984	1,337,579	290,405
Maintenance and replacement	703,000	1,254,048	838,082	415,966
Miscellaneous services	543,207	499,537	539,736	(40,199)
Capital outlay	42,900	42,900	-	42,900
	5,826,967	5,734,394	4,825,196	909,198
Sewer operations:				
Personnel	1,838,181	1,729,129	1,847,336	(118,207)
Supplies	448,125	376,125	170,360	205,765
Maintenance and replacement	663,500	776,695	710,187	66,508
Miscellaneous services	625,600	617,910	1,364,174	(746,264)
Capital outlay	8,000	23,664	-	23,664
	3,583,406	3,523,523	4,092,057	(568,534)
Total operating expenses before depreciation and amortization	15,028,372	15,580,613	10,450,407	5,130,206
Depreciation and amortization	-	-	3,866,850	(3,866,850)
Total operating expenses	$ 15,028,372	$ 15,580,613	$ 14,317,257	$ 1,263,356

City of Ennis, Texas
Schedule of Operating Revenues and Operating Expenses
Budget and Actual
Enterprise Fund - Sanitation
For the Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Actual GAAP	Variance with
	Original	Final	Basis	Final Budget
Operating Revenues				
Sanitation revenues	$ 1,905,500	$ 1,905,500	$ 1,993,196	$ 87,696
Miscellaneous	24,999	24,999	-	(24,999)
Total operating revenues	$ 1,930,499	$ 1,930,499	$ 1,993,196	$ 62,697
Operating Expenses				
Sanitation				
Personnel	$ 1,180,938	$ 1,170,938	$ 1,200,681	$ (29,743)
Supplies	100,750	98,048	95,871	2,177
Maintenance and replacement	170,000	218,065	189,960	28,105
Miscellaneous services	386,670	382,068	33,062	349,006
Total operating expenses before depreciation and amortization	1,838,358	1,869,119	1,519,574	349,545
Depreciation and amortization	-	-	337,975	(337,975)
Total operating expenses	$ 1,838,358	$ 1,869,119	$ 1,857,549	$ 11,570

City of Ennis, Texas
Schedule of Operating Revenues and Operating Expenses
Budget and Actual
Enterprise Fund - Airport
For the Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Actual GAAP	Variance with
	Original	Final	Basis	Final Budget
Operating Revenues				
Airport revenues	$ 199,000	$ 199,000	$ 160,870	$ (38,130)
Miscellaneous	60,500	60,500	-	(60,500)
Total operating revenues	$ 259,500	$ 259,500	$ 160,870	$ (98,630)
Operating Expenses				
Airport				
Supplies	$ 181,500	$ 181,500	112,247	69,253
Maintenance and replacement	54,500	54,500	11,559	42,941
Miscellaneous services	173,523	173,523	24,494	149,029
Total operating expenses before depreciation and amortization	409,523	409,523	148,300	261,223
Depreciation and amortization	-	-	477	(477)
Total operating expenses	$ 409,523	$ 409,523	$ 148,777	$ 260,746

Internal Service Funds

Self-Insurance Fund - This fund is used to account for self-insurance services provided to other departments of the City on a cost-reimbursement basis for medical claims and prescription drugs.

Fleet Replacement Fund - This fund is used to account for fleet maintenance services provided to other departments of the City on a cost-reimbursement basis.

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City of Ennis, Texas
Combining Statement of Net Position
Internal Service Funds
September 30, 2025

	Self Insurance Fund	Fleet Replacement Fund	Total
Assets			
Cash and cash equivalents	$ 282,747	$ -	$ 282,747
Due from other funds	17,211	-	17,211
Total assets	299,958	-	299,958
Liabilities			
Claims payable	672,000	-	672,000
Due to other funds	-	322,534	322,534
Total liabilities	672,000	322,534	994,534
Net Position (Deficit)			
Unrestricted	(372,042)	(322,534)	(694,576)
Total net position (deficit)	$ (372,042)	$ (322,534)	$ (694,576)

City of Ennis, Texas
Combining Statement of Revenues, Expenses and Changes in Net Position
Internal Service Funds
For the Year Ended September 30, 2025

	Self Insurance Fund	Fleet Replacement Fund	Total
Operating Revenues			
Charges for insurance and services	$ 4,621,365	$ -	$ 4,621,365
Total operating revenues	4,621,365	-	4,621,365
Operating Expenses			
Insurance claims and expenses	5,869,968	-	5,869,968
Maintenance and replacement	-	914,791	914,791
Total operating expenses	5,869,968	914,791	6,784,759
Operating Income (Loss)	(1,248,603)	(914,791)	(2,163,394)
Transfers in	-	728,772	728,772
Transfers out	(1,733,326)	-	(1,733,326)
Change in Net Position (Deficit)	(2,981,929)	(186,019)	(3,167,948)
Net Position (Deficit), Beginning of Year	2,609,887	(136,515)	2,473,372
Net Position (Deficit), End of Year	$ (372,042)	$ (322,534)	$ (694,576)

City of Ennis, Texas
Statement of Cash Flows
Internal Service Funds
For the Year Ended September 30, 2025

	Internal Service Funds		
	Self Insurance Fund	Fleet Replacement Fund	Total Internal Service Funds
Cash Flows From Operating Activities			
Receipts from interfund charges for self-insurance	$ 4,621,365	$ -	$ 4,621,365
Payments to suppliers and service providers	(5,777,968)	(916,214)	(6,694,182)
Net cash provided by used for operating activities	(1,156,603)	(916,214)	(2,072,817)
Cash Flows From Noncapital Financing Activities			
Advances from other funds	-	187,442	187,442
Transfers from other funds	-	728,772	728,772
Transfers to other funds	(1,733,326)	-	(1,733,326)
Net cash used for noncapital financing activities	(1,733,326)	916,214	(817,112)
Net decrease in cash and cash equivalents	(2,889,929)	-	(2,889,929)
Cash and cash equivalents, October 1	3,172,676	-	3,172,676
Cash and cash equivalents, September 30	$ 282,747	$ -	$ 282,747
Reconciliation of Operating Income (Loss) to Net Cash Provided by (used for) Operating Activities			
Operating income (loss)	$ (1,248,603)	$ (914,791)	$ (2,163,394)
Adjustments to reconcile operating income to net cash provided by operating activities:			
(Increase) decrease in accounts and claims payable	92,000	(1,423)	90,577
Total adjustments	92,000	(1,423)	90,577
Net cash provided by (used for) operating activities	$ (1,156,603)	$ (916,214)	$ (2,072,817)

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Statistical Section

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City of Ennis, Texas
Table Descriptions

This part of the City's annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents **Pages**

Financial Trends **105-114**
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity **115-118**
These schedules contain information to help the reader assess the factors affecting the City's ability to generate its property and sales taxes.

Debt Capacity **119-123**
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information **124-126**
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.

Operating Information **127-131**
These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

City of Ennis, Texas
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Governmental Activities				
Net investment in capital assets	$ 28,345,988	$ 30,870,870	$ 29,095,218	$ 28,875,948
Restricted	3,470,822	4,423,202	4,037,124	2,136,186
Unrestricted	(38,762)	(3,109,063)	(675,895)	105,591
Total governmental activities new position	$ 31,778,048	$ 32,185,009	$ 32,456,447	$ 31,117,725
Business-type Activities				
Net investment in capital assets	$ 23,387,335	$ 23,918,285	$ 25,043,255	$ 29,033,174
Restricted	-	-	-	-
Unrestricted	2,328,080	2,215,764	2,930,528	2,568,272
Total business-type activities net position	$ 25,715,415	$ 26,134,049	$ 27,973,783	$ 31,601,446
Primary Government				
Net investment in capital assets	$ 51,733,323	$ 54,789,155	$ 54,138,473	$ 57,909,122
Restricted	3,470,822	4,423,202	4,037,124	2,136,186
Unrestricted	2,289,318	(893,299)	2,254,633	2,673,863
Total primary government net position	$ 57,493,463	$ 58,319,058	$ 60,430,230	$ 62,719,171

Source: Annual Comprehensive Financial Report

Note: The City implemented GASB Statement No. 68 in fiscal year 2015. The amounts for all prior years have not been restated for the effects of this standard.

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 25,918,970	$ 28,463,890	$ 29,775,266	$ 39,784,516	$ 41,954,469	$ 41,746,958
4,311,693	4,209,037	12,505,972	17,645,852	26,160,184	41,899,785
76,134	12,733,099	17,779,279	13,765,382	13,647,504	3,948,848
$ 30,306,797	$ 45,406,026	$ 60,060,517	$ 71,195,750	$ 81,762,157	$ 87,595,591
$ 32,807,774	$ 38,282,575	$ 40,714,128	$ 41,649,621	$ 40,849,509	$ 37,847,463
-	-	-	-	-	-
1,553,060	1,859,703	3,053,127	6,455,245	7,037,367	8,242,011
$ 34,360,834	$ 40,142,278	$ 43,767,255	$ 48,104,866	$ 47,886,876	$ 46,089,474
$ 58,726,744	$ 66,746,465	$ 70,489,394	$ 81,434,137	$ 82,803,978	$ 79,594,421
4,311,693	4,209,037	12,505,972	17,645,852	26,160,184	41,899,785
1,629,194	14,592,802	20,832,406	20,220,627	20,684,871	12,190,859
$ 64,667,631	$ 85,548,304	$ 103,827,772	$ 119,300,616	$ 129,649,033	$ 133,685,065

City of Ennis, Texas
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Expenses				
Governmental activities:				
General government	$ 2,493,478	$ 3,484,434	$ 3,052,597	$ 3,323,582
Public Safety	9,328,294	11,271,841	10,408,224	10,731,634
Streets	2,703,513	3,259,684	4,793,071	3,805,200
Health	334,096	449,742	502,639	14,151,551
Equipment services	330,555	343,313	318,197	405,495
Cultural and recreational	1,278,502	1,710,782	1,540,188	1,696,613
Airport	148,531	288,471	359,718	-
Hospital	1,229,321	1,223,582	1,160,052	1,160,052
Public works	363,013	372,854	362,099	869,278
Sanitation services	-	-	-	-
Interest on long-term debt	965,000	930,610	897,132	1,818,008
Total governmental activities	19,174,303	23,335,313	23,393,917	37,961,413
Business-type activities:				
Utility	7,840,074	8,061,956	8,831,650	8,199,645
Sanitation	1,153,513	1,122,815	1,182,579	1,180,725
Airport	-	-	-	165,814
Total business-type activities	8,993,587	9,184,771	10,014,229	9,546,184
Total expenses	$ 28,167,890	$ 32,520,084	$ 33,408,146	$ 47,507,597
Program Revenues				
Governmental activities:				
Charges for services:				
General government	$ 308,178	$ 367,645	$ 692,179	$ 500,257
Public safety	763,986	700,651	721,657	556,997
Airport	35,236	46,633	101,059	-
Health	-	-	-	11,915,091
Cultural and recreational	19,920	15,151	25,080	65,684
Hospital	544,893	544,893	544,893	544,893
Public Works	3,677	5,327	3,870	450
Sanitation services	-	-	-	-
Operating grants and contributions	458,596	472,921	2,070,536	1,180,486
Capital grants and contributions	270,773	1,345,067	11,596	466,874
Total governmental activities	2,405,259	3,498,288	4,170,870	15,230,732
Business-type activities:				
Charges for services:				
Utility	8,617,166	9,364,187	10,364,129	10,263,373
Sanitation	1,112,661	1,509,792	1,511,592	1,481,012
Airport	-	-	-	141,230
Operating grants and contributions	-	-	-	19,970
Capital grants and contributions	702,809	129,639	-	52,824
Total business-type activities	10,432,636	11,003,618	11,875,721	11,958,409
Total program revenues	$ 12,837,895	$ 14,501,906	$ 16,046,591	$ 27,189,141
Net (expense)/revenue				
Government activities	$ (16,769,044)	$ (19,837,025)	$ (19,223,047)	$ (22,730,681)
Business-type activities	1,439,049	1,818,847	1,861,492	2,412,225
Total net expense	$ (15,329,995)	$ (18,018,178)	$ (17,361,555)	$ (20,318,456)

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 9,654,303	$ 4,377,857	$ 5,118,335	$ 8,963,262	$ 9,330,506	$ 10,732,888
12,703,761	13,037,988	13,714,222	16,648,611	16,525,098	17,487,213
2,990,759	3,491,357	3,930,028	6,902,210	3,833,732	4,132,652
103,997,142	145,722,694	218,194,521	298,309,815	280,414,219	291,800,917
401,137	315,210	344,900	310,039	385,540	410,242
1,908,687	1,823,078	2,103,452	2,632,593	2,791,630	2,710,347
-	-	-	-	-	-
-	-	1,128,807	716,788	694,423	688,364
557,302	585,827	645,638	797,406	1,043,676	880,254
	-	-	-	-	-
2,381,383	2,503,864	2,637,086	3,224,991	3,559,997	3,863,978
134,594,474	171,857,875	247,816,989	338,505,715	318,578,821	332,706,855
9,259,784	10,040,237	11,200,785	12,370,761	15,164,416	17,444,449
1,299,928	1,479,244	1,348,575	1,666,962	1,813,635	1,857,549
108,390	178,865	218,031	252,448	323,229	148,778
10,668,102	11,698,346	12,767,391	14,290,171	17,301,280	19,450,776
$ 145,262,576	$ 183,556,221	$ 260,584,380	$ 352,795,886	$ 335,880,101	$ 352,157,631
$ 797,022	$ 632,746	$ 603,801	$ 509,810	$ 562,248	$ 417,162
887,422	704,513	672,285	567,633	625,959	714,631
-	-	-	-	-	-
98,995,577	146,088,938	221,493,714	306,457,836	289,086,273	296,418,617
104,649	83,080	79,279	66,938	73,882	84,348
868,138	689,203	657,675	555,298	612,414	-
-	-	-	-	-	-
-	-	-	-	-	-
3,395,699	5,034,089	2,861,286	1,468,417	669,849	377,689
3,562,566	3,070,891	3,462,565	5,532,214	116,735	59,175
108,611,073	156,303,460	229,830,605	315,158,146	291,747,360	298,071,622
10,944,643	11,214,672	11,977,175	13,181,315	15,109,966	17,707,999
1,555,371	1,582,003	1,696,214	1,822,276	1,825,961	1,993,196
98,014	161,851	205,447	209,417	181,157	160,870
-	-	53,989	-	-	-
3,261,807	4,648,631	2,052,038	1,959,294	-	-
15,859,835	17,607,157	15,984,863	17,172,302	17,117,084	19,862,065
$ 124,470,908	$ 173,910,617	$ 245,815,468	$ 332,330,448	$ 308,864,444	$ 317,933,687
$ (25,983,401)	$ (15,554,415)	$ (17,986,384)	$ (23,347,569)	$ (26,831,461)	$ (34,635,233)
5,191,733	5,908,811	3,217,472	2,882,131	(184,196)	411,289
$ (20,791,668)	$ (9,645,604)	$ (14,768,912)	$ (20,465,438)	$ (27,015,657)	$ (34,223,944)

City of Ennis, Texas
Changes in Net Position
Last Ten Fiscal Years (Continued)
(Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
General Revenues				
Governmental activities:				
Property taxes	$ 10,005,334	$ 10,957,007	$ 11,290,108	$ 11,865,422
Sales taxes	5,018,180	5,332,377	5,404,232	5,324,306
Franchise taxes	1,550,923	1,629,324	1,647,872	1,494,793
Hotel occupancy taxes	344,126	346,010	389,228	391,787
Alcoholic beverage taxes	43,442	42,885	46,153	52,512
Unrestricted grants and contributions	116,000	118,550	121,200	-
Investment earnings	283,228	131,188	146,149	391,289
Gain on sale of capital assets	-	16,400	112,907	14,800
Miscellaneous	107,252	211,749	507,296	403,138
Transfers	745,875	1,458,496	(97,570)	203,424
Total governmental activities	18,214,360	20,243,986	19,567,575	20,141,471
Business-type activities:				
Unrestricted grants and contributions	-	-	-	-
Investment on earnings	31,877	7,324	30,040	169,245
Gain on sale of capital assets	-	50,959	(47,914)	-
Miscellaneous	-	-	-	-
Transfers	(745,875)	(1,458,496)	97,570	(203,424)
Total business-type activities	(713,998)	(1,400,213)	79,696	(34,179)
Total primary government	$ 17,500,362	$ 18,843,773	$ 19,647,271	$ 20,107,292
Change in Net Position				
Governmental activities	$ 1,445,316	$ 406,961	$ 344,528	$ (2,589,210)
Business-type activities	725,051	418,634	1,941,188	2,378,046
Total change in net position	$ 2,170,367	$ 825,595	$ 2,285,716	$ (211,164)

Source: Annual Comprehensive Financial Report

Note 1: The City implemented GASB Statement No. 68 in fiscal year 2015. The amounts for all prior years have not been restated for the effects of this standard.

Note 2: In 2015, the City transferred the sanitation services from governmental activities to business-type activities.

Note 3: In 2019, the City transferred the airport services from governmental activities to business-type activities.

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 14,185,118	$ 15,124,636	$ 15,820,591	$ 19,450,555	$ 21,749,260	$ 24,223,703
6,280,797	7,585,464	10,771,085	10,360,250	8,859,487	9,092,045
1,640,222	1,694,133	1,933,079	2,037,382	1,835,527	2,040,063
231,856	516,155	490,768	533,543	563,322	570,239
49,051	77,564	76,540	93,764	96,394	83,022
-	-	-	-	-	-
257,103	153,933	93,741	345,584	805,548	845,696
-	-	-	236,193	-	-
11,767	605,402	885,177	434,456	946,829	525,287
2,516,559	170,161	2,569,984	991,075	2,541,501	3,088,612
25,172,473	25,927,448	32,640,965	34,482,802	37,397,868	40,468,667
-	-	2,772,566	2,276,597	2,000,000	-
79,097	38,460	91,511	169,958	350,167	423,271
5,117	4,334	113,412	-	-	-
-	-	-	-	157,540	456,650
(2,516,559)	(170,161)	(2,569,984)	(991,075)	(2,541,501)	(3,088,612)
(2,432,345)	(127,367)	407,505	1,455,480	(33,794)	(2,208,691)
$ 22,740,128	$ 25,800,081	$ 33,048,470	$ 35,938,282	$ 37,364,074	$ 38,259,976
$ (810,928)	$ 10,373,033	$ 14,654,581	$ 11,135,233	$ 10,566,407	$ 5,833,434
2,759,388	5,781,444	3,624,977	4,337,611	(217,990)	(1,797,402)
$ 1,948,460	$ 16,154,477	$ 18,279,558	$ 15,472,844	$ 10,348,417	$ 4,036,032

City of Ennis, Texas
Fund Balance - Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year			
	2016	**2017**	**2018**	**2019**
General fund				
Nonspendable	$ 69,308	$ 84,625	$ 84,454	$ 53,213
Restricted	3,096	4,650	4,652	4,708
Assigned	203,464	-	-	-
Unassigned	7,712,536	5,779,072	6,769,432	8,017,606
Total general fund	$ 7,988,404	$ 5,868,347	$ 6,858,538	$ 8,075,527
All other governmental funds				
Nonspendable	$ 32,554	$ 36,961	$ 36,961	$ 28,966
Restricted	13,255,506	18,812,318	11,427,256	23,347,316
Unassigned	-	-	-	(1,706,059)
Total all other governmental funds	$ 13,288,060	$ 18,849,279	$ 11,464,217	$ 21,670,223

Source: Annual Comprehensive Financial Report

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 33,482	$ 21,414	$ 48,140	$ 61,177	$ 109,467	$ 122,569
-	-	-	-	-	-
-	-	-	-	-	-
8,833,812	11,503,614	14,878,002	10,377,383	8,924,555	9,575,835
$ 8,867,294	$ 11,525,028	$ 14,926,142	$ 10,438,560	$ 9,034,022	$ 9,698,404
$ 28,966	$ 6,676,150	$ 4,251,392	$ 5,238,191	$ 7,062,982	$ 28,966
30,209,343	22,768,960	41,097,486	41,395,894	63,028,496	71,680,822
(500,174)	(2,787,000)	(15,279)	(5,562)	-	-
$ 29,738,135	$ 26,658,110	$ 45,333,599	$ 46,628,523	$ 70,091,478	$ 71,709,788

City of Ennis, Texas
Changes in Fund Balance - Governmental Funds
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Revenues				
Property taxes	$ 10,014,934	$ 10,953,855	$ 11,337,170	$ 11,838,643
Sales taxes	5,018,180	5,332,377	5,404,232	5,324,306
Franchise taxes	1,550,923	1,629,324	1,647,872	1,494,793
Hotel occupancy taxes	344,126	346,010	389,228	391,787
Alcoholic beverage taxes	43,442	42,885	46,153	52,512
Licenses and permits	292,635	367,628	692,179	457,282
Fines and forfeitures	625,830	569,395	592,443	426,638
Charges for current services	243,145	198,384	259,223	12,154,558
Investment earnings	283,228	131,188	146,149	391,289
Miscellaneous	76,641	211,749	405,276	415,548
Intergovernmental	722,471	1,397,186	2,213,233	1,093,469
Contributions and donations	40,532	19,304	24,092	227,691
Total revenues	19,256,087	21,199,285	23,157,250	34,268,516
Expenditures				
Current:				
General government	2,934,110	4,975,332	3,758,434	3,370,826
Public Safety	8,875,792	9,698,196	11,268,840	10,977,766
Streets	1,474,034	2,122,396	2,631,639	2,296,706
Health	317,168	389,665	519,089	14,247,239
Equipment services	322,871	303,858	335,479	900,753
Cultural and recreational	1,105,233	1,472,159	1,454,924	1,541,631
Airport	14,570	-	-	-
Public works	297,208	306,571	339,063	324,467
Sanitation services	-	-	-	-
Capital outlay	362,581	847,885	6,733,013	13,889,614
Debt service:				
Principal retirement	3,041,326	3,202,663	3,314,075	3,257,300
Interest and fiscal charges	804,256	818,200	841,789	1,129,696
Bond issuance costs	146,343	88,114	57,753	499,015
Total expenditures	19,695,492	24,225,039	31,254,098	52,435,013
Excess (deficiency) of revenues over (under) expenditures	(439,405)	(3,025,754)	(8,096,848)	(18,166,497)
Other Financing Sources (Uses)				
Transfers in	763,408	1,548,526	2,057,056	16,769,899
Transfers out	(17,533)	(246,536)	(2,154,626)	(15,699,434)
Refunding bonds issued	3,325,000	2,080,000	-	-
Certificates of obligation issued	8,760,000	5,225,000	1,495,000	26,900,000
Premium on bonds issued	127,405	185,596	63,325	1,604,227
Payment to refunded bond escrow agent	(3,299,300)	(2,085,009)	-	-
Leases (as lessee)	-	-	-	-
Capital contribution	-	-	-	-
Sale of capital assets	-	30,798	151,593	14,800
Total other financing sources	9,658,980	6,738,375	1,612,348	29,589,492
Net change in fund balances	$ 9,219,575	$ 3,712,621	$ (6,484,500)	$ 11,422,995
Debt service as a percentage of noncapital expenditures	19.89%	17.20%	16.95%	11.38%

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 14,184,459	$ 15,117,110	$ 15,799,299	$ 19,313,447	$ 21,842,847	$ 23,254,401
6,280,797	7,585,464	10,771,085	10,360,250	8,859,487	9,092,045
1,640,222	1,694,133	1,933,079	2,037,382	1,835,527	2,040,063
231,856	516,155	490,768	533,543	563,322	570,239
49,051	77,564	76,540	93,764	96,394	83,022
700,874	1,328,324	1,339,129	1,453,090	1,027,790	1,529,013
332,410	250,972	245,954	261,276	289,013	362,340
99,211,261	146,308,493	221,777,048	306,457,836	285,547,487	292,348,579
257,103	153,933	93,741	345,584	805,548	845,696
531,049	707,367	888,677	434,456	930,540	462,411
3,663,633	5,034,089	2,861,285	1,468,417	679,564	377,689
53,589	9,163	360,837	120,884	82,200	59,175
127,136,304	178,782,767	256,637,442	342,879,929	322,559,719	331,024,673
5,467,394	4,671,333	5,210,744	7,208,024	8,368,136	9,343,224
11,899,996	11,902,107	12,756,836	15,356,891	15,162,511	15,912,548
1,457,560	1,722,077	1,558,432	4,616,035	1,468,955	1,831,617
103,361,741	145,087,384	218,194,521	298,854,798	276,690,116	287,080,009
322,337	299,006	333,397	271,091	353,173	377,875
1,679,559	1,526,782	1,795,397	2,038,779	2,004,352	2,078,143
-	-	-	-	-	-
510,564	545,770	624,213	666,705	904,011	748,228
-	-	-	-	-	-
14,631,755	6,848,019	8,645,719	9,525,846	9,702,559	7,656,740
3,980,000	4,070,000	4,355,000	5,016,996	5,379,782	5,013,791
2,201,711	2,747,984	2,513,451	3,535,822	3,455,200	4,267,266
208,671	-	272,748	-	282,113	-
145,721,288	179,420,462	256,260,458	347,090,987	323,770,908	334,309,441
(18,584,984)	(637,695)	376,984	(4,211,058)	(1,211,189)	(3,284,768)
8,593,209	5,589,700	4,959,115	4,199,122	515,678	8,670,012
(6,076,650)	(5,419,539)	(2,140,331)	(3,485,047)	(2,788,527)	(4,206,831)
-	-	-	-	-	-
16,920,000	-	17,439,000	-	18,662,500	-
3,278,833	-	1,056,362	-	1,619,613	-
-	-	-	-	-	-
-	-	254,046	295,123	360,342	262,116
-	-	40,000	-	-	-
48,318	-	91,427	9,202	-	-
22,763,710	170,161	21,699,619	1,018,400	18,369,606	4,725,297
$ 4,178,726	$ (467,534)	$ 22,076,603	$ (3,192,658)	$ 17,158,417	$ 1,440,529
4.72%	3.95%	2.77%	2.53%	2.81%	2.84%

City of Ennis, Texas
Appraised Value of Property
Last Ten Fiscal Years
(in thousands of dollars)

Fiscal Year Ended September 30	Estimated Actual Value		Less: Tax-Exempt Real Property	Total Taxable Assessed Value	Total Direct Rate
	Real Property	Personal Property			
2016	1,175,090,290	598,711,617	288,761,727	1,485,040,180	0.66917
2017	1,197,278,670	636,795,500	279,113,745	1,554,960,425	0.69900
2018	1,273,620,820	603,809,367	296,237,653	1,581,192,534	0.71000
2019	1,355,650,141	617,022,962	317,159,911	1,655,513,192	0.71000
2020	1,620,978,908	682,277,579	350,565,657	1,952,690,830	0.72447
2021	1,866,473,853	643,308,452	450,110,193	2,059,672,112	0.72447
2022	2,010,414,674	625,763,056	454,789,026	2,181,388,704	0.72447
2023	2,653,310,300	739,057,842	639,075,888	2,753,292,254	0.69447
2024	3,465,230,116	879,027,952	624,175,094	3,720,082,974	0.66400
2025	3,740,764,486	964,419,281	742,864,576	3,962,319,191	0.66400

Source: City Administration Office

City of Ennis, Texas
Direct and Overlapping Property Tax Rates - All Governments
Last Ten Fiscal Years
(rate per $100 of assessed value)

Fiscal Year	City of Ennis			Overlapping Rates		Total Direct and Overlapping Rates
	Operating / General Rate	General Obligation Debt Service	Total Direct	Ennis Independent School District	Ellis County	
2016	0.43989	0.22928	0.66917	1.54000	0.41360	2.62277
2017	0.45900	0.24000	0.69900	1.54000	0.41360	2.65260
2018	0.47000	0.24000	0.71000	1.53580	0.35971	2.60551
2019	0.47000	0.24000	0.71000	1.54000	0.33898	2.58898
2020	0.44987	0.27461	0.72448	1.48835	0.32956	2.54239
2021	0.44547	0.27900	0.72447	1.46990	0.35028	2.54465
2022	0.44547	0.27900	0.72447	1.46990	0.32019	2.51456
2023	0.42547	0.26900	0.69447	1.40290	0.27300	2.37037
2024	0.41500	0.24900	0.66400	1.21750	0.27399	2.15549
2025	0.41500	0.24900	0.66400	1.21520	0.25536	2.13456

Source: City Administration Office

(1) Overlapping rates are those of local and county governments that apply to property owners within the City of Ennis

City of Ennis, Texas
Principal Property Taxpayers
Current Year and Nine Years Ago

	2025			2016		
Tax Payer	**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**	**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**
CVS Texas Distribution LP	$ 92,885,058	1	2.34%	$ 92,444,330	1	6.23%
Freshpet Inc	77,282,039	2	1.95%			-
Ennis Power Company, LLC	72,733,500	3	1.84%			-
Elk Roofing Products	67,360,621	4	1.70%	47,822,200	6	3.22%
Sterilite Corporation	55,445,393	5	1.40%	48,013,460	5	3.23%
Schrim USA, Inc	47,339,812	6	1.19%			-
CP ML 2024-TRM-SFR, LLC	37,811,138	7	0.95%			-
Spyglass Apartments of Ennis LP	34,131,644	8	0.86%			-
Oncor Electric Delivery Co LLC	33,518,100	9	0.85%			-
Leggett & Platt, Inc #0003	32,002,209	10	0.81%	24,564,100	7	-
Ennis-Tractebel Power Co. LP			-	82,753,968	2	5.57%
JTEKT of Texas, Inc			-	62,932,065	3	4.24%
Valent U S A Corporation			-	49,588,780	4	3.34%
Sterlite Industrial Realty LLC	-		-	28,582,029	8	1.92%
Wal-Mart Real Estate			-	17,695,920	9	1.19%
Atlas Sound LP	-		-	15,195,720	10	1.02%
Total	$ 550,509,514		13.89%	$ 469,592,572		29.96%
Total valuation of City net of exempt property	$ 3,962,319,191			$ 1,485,040,180		

Source: Ellis County Appraisal District

City of Ennis, Texas
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended September 30	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount Collected	Percentage of Levy		Amount Collected	Percentage of Levy
2016	9,931,494	9,817,879	98.86%	101,624	9,919,503	99.88%
2017	10,881,653	10,779,321	99.06%	91,420	10,870,741	99.90%
2018	11,215,175	11,118,724	99.14%	84,810	11,203,534	99.90%
2019	11,754,144	11,637,327	99.01%	95,796	11,733,123	99.82%
2020	14,146,718	13,927,146	98.45%	84,827	14,011,973	99.05%
2021	14,956,587	14,744,645	98.58%	53,585	14,798,230	98.94%
2022	15,731,881	15,565,895	98.94%	80,598	15,646,493	99.46%
2023	19,518,413	18,993,343	97.31%	-	18,993,343	97.31%
2024	22,187,637	21,278,071	95.90%	181,065	21,459,136	96.72%
2025	23,784,006	22,977,037	96.61%	-	22,977,037	96.61%

Source: City Administration Office

City of Ennis, Texas
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Tax rate limit	$ 2.5000	$ 2.5000	$ 2.5000	$ 2.5000	$ 2.5000	$ 2.5000	$ 2.5000	$ 2.5000	$ 2.5000	$ 2.5000
Current tax rate	0.6692	0.6990	0.7100	0.7100	0.7245	0.7245	0.7245	0.6945	0.6640	0.6640
Available tax rate	$ 1.8308	$ 1.8010	$ 1.7900	$ 1.7900	$ 1.7755	$ 1.7755	$ 1.7755	$ 1.8055	$ 1.8360	$ 1.8360

Note 1: The City Charter of the City of Ennis, Texas, does not provide for a debt limit. Under provisions of state law, the maximum tax rate is limited to $2.50 per $100 assessed valuation. No direct bond debt limitation is imposed on the City under current state law or the City's Charter.

City of Ennis, Texas
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(principal only; dollars in thousands, except per capita)

	Government Activities				
Fiscal Year	General Obligation Bonds	Certificates of Obligation	Notes Payable	Development Agreement Payable	Leases
2016	15,610,885	14,705,000	-	16,846,290	459,908
2017	13,749,514	18,825,000	-	16,301,397	351,591
2018	11,678,166	19,170,000	-	15,756,504	252,517
2019	11,259,922	44,810,000	-	15,211,611	170,217
2020	12,428,437	59,720,000	-	14,666,718	-
2021	10,505,432	57,275,000	-	14,171,735	-
2022	5,994,991	75,631,667	-	13,576,752	276,792
2023	2,795,000	73,508,401	-	13,031,769	534,919
2024	1,600,000	89,347,257	-	12,486,786	710,479
2025	360,000	85,310,515	-	11,941,803	811,304

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Personal Income data and population data can be found in the Schedule of Demographic and Economic Statistics on page

Business-Type Activities					
General Obligation Bonds	Certificates of Obligation	Leases	Total Outstanding Debt	Percentage of Personal Income (1)	Debt Per Capital (1)
8,094,837	4,720,000	9,482	60,446,402	13.46%	2,974
6,604,737	7,005,000	-	62,837,239	13.97%	3,092
5,083,677	12,450,000	-	64,390,864	13.07%	3,163
3,494,606	12,130,000	-	87,076,356	17.38%	4,264
2,774,541	16,475,000	-	106,064,696	21.00%	5,108
1,815,271	15,615,000	-	99,382,438	16.97%	4,746
-	30,740,203	136,660	126,357,065	43.66%	7,643
-	29,256,795	124,189	119,251,073	18.90%	5,945
-	48,095,504	161,287	152,401,313	19.66%	7,741
-	46,198,617	108,291	144,730,530	21.36%	6,911

City of Ennis, Texas
Direct and Overlapping Governmental Activities Debt
As of September 30, 2025

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (1)	Amounts Applicable to Primary Government
Debt repaid with property taxes: Ellis County	$ 21,260,000	9.48%	$ 2,015,448
Debt repaid with property taxes: School District	$ 59,271,264	75.99%	45,040,234
Subtotal, overlapping debt			47,055,682
City of Ennis, Texas direct debt			98,423,622
Total direct and overlapping debt			$ 145,479,304

Source: Texas Municipal Reports

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This Schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxes of the City of Ennis, Texas. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the property taxes should be taken into account. However, this does not imply that every taxpayer is a resident and therefore responsible for repaying each overlapping government's debt.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county and school district's taxable assessed value that is within the City's boundaries and dividing it by the county and school district's total taxable assessed value.

City of Ennis, Texas
Ratios of Net General Bonded Debt to Assessed Value and
Net Value Bonded Debt per Capita
Last Ten Fiscal Years
(Principal Only; Dollars in Thousands, Except per Capita)

Fiscal Year Ended September 30,	General Obligation Bonds	Certificates of Obligation	Less: Amounts Available in Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value (1) of Property	Per Capita (2)
2016	15,610,885	14,705,000	834,307	$ 29,481,578	2.53%	1,451
2017	13,749,514	18,825,000	966,622	31,607,892	2.46%	1,555
2018	11,678,166	19,170,000	694,244	30,153,922	2.23%	1,481
2019	11,259,922	44,810,000	723,532	55,346,390	3.55%	2,710
2020	12,428,437	59,720,000	803,308	71,345,129	4.64%	3,436
2021	10,505,432	57,275,000	36,182	67,744,250	4.14%	3,235
2022	5,994,991	75,631,667	105,597	81,521,061	3.74%	3,844
2023	2,795,000	73,508,401	161,217	76,142,184	2.77%	3,326
2024	1,600,000	89,347,257	867,562	90,079,695	3.02%	4,742
2025	360,000	85,310,515	1,287,013	84,383,502	2.64%	4,420

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property in page For property value data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics on page

City of Ennis, Texas
Pledged Revenue Coverage
Last Ten Fiscal Years

	Waterworks and Sewer System Revenue Bonds					
Fiscal Year	Total Revenues(1)	Less Operating Expenses(2)	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2016	8,649,043	5,649,392	2,999,651	1,536,855	276,869	1.65
2017	9,371,511	5,528,336	3,843,175	1,545,654	301,801	2.08
2018	10,394,169	6,411,152	3,983,017	1,695,969	300,614	1.99
2019	10,432,409	5,980,676	4,451,733	1,885,000	371,705	1.97
2020	10,672,175	6,632,093	4,040,082	1,920,000	328,885	1.80
2021	11,263,892	6,305,142	4,958,750	1,750,000	489,530	2.21
2022	14,892,365	7,089,328	7,803,037	1,375,000	1,009,149	3.27
2023	13,184,361	12,228,764	955,597	2,241,575	436,575	0.36
2024	14,382,824	13,852,854	529,970	1,730,000	1,812,697	0.15
2025	17,656,659	10,450,407	7,206,252	2,025,000	1,743,471	1.91

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Includes operating and nonoperating revenues.

(2) Includes operating expenses minus depreciation.

City of Ennis, Texas
Demographic and Economic Statistics
Last Ten Calendar Years

Fiscal Year	Estimated Population(1)	Personal Income	Per Capita Personal Income(2)	Median Age(2)	Public School Enrollment(3)	Unemployment Rate(4)
2016	20,324	396,419,620	$ 19,505	34.5	5,829	3.6%
2017	20,324	449,099,428	22,097	34.4	5,773	3.6%
2018	20,357	449,828,629	22,097	34.5	5,797	3.0%
2019	20,422	492,639,906	24,123	33.1	5,818	3.3%
2020	20,764	500,893,349	24,123	33.8	5,939	3.1%
2021	20,940	505,135,620	24,123	33.7	5,694	7.3%
2022	21,210	585,502,050	27,605	33.8	6,012	5.8%
2023	22,890	719,994,545	31,455	34.0	6,013	2.3%
2024	23,686	932,361,552	39,363	34.4	6,499	3.1%
2025	24,753	805,363,608	32,536	34.0	6,626	3.8%

Sources:

(1) North Central Texas Council of Governments, 2010 Census, 2013 Census Bureau

(2) U.S. Census Bureau

(3) Ennis Independent School District

(4) DOL, Department of Commerce

* Median age only available when released in census years.

City of Ennis, Texas
Principal Employers
Current Year and Nine Years Ago

	2025			2016		
Employer	**Employees**	**Rank**	**Percentage of Total City Employment**	**Employees**	**Rank**	**Percentage of Total City Employment**
Ennis Independent School District	792	1	5.14%	717	1	8.77%
Sterilite Corporation of Texas	650	2	4.22%	690	2	8.44%
Leggett Partners LP	350	3	2.27%	243	6	2.97%
Freshpet Inc.	300	4	1.95%	-		0.00%
GAF	290	5	1.88%	238	7	2.91%
CVS Texas Distribution LP	268	6	1.74%	192	8	2.35%
Schirm USA, Inc.	212	7	1.38%	-		0.00%
AFC Steel	210	8	1.36%	-		0.00%
Associated Materials	150	9	0.97%	-		0.00%
Ennis Steel Industries	138	10	0.90%	-		0.00%
TeleTech			0.00%	500	3	6.12%
Cenveo			0.00%	372	4	4.55%
Walmart	-		0.00%	250	5	3.06%
JTEKT of Texas, Inc.	-		0.00%	185	9	2.26%
City of Ennis	-		0.00%	185	10	2.26%
Total	3,360		21.81%	3,572		43.69%

Source: City Administration Office

City of Ennis, Texas
Full-time Equivalents City Government Employees
By Function/Program
Last Ten Fiscal Years

	Fiscal Year									
Function	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
General Government										
Administration	12.2	17.2	16.7	16.9	14.4	16.3	18.0	29.5	33.0	36.0
Tourism	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0	6.0	6.5
Public Safety										
Police	44.2	46.2	47.3	49.1	50.1	44.9	51.0	58.0	58.0	58.0
Judicial	2.0	4.5	3.8	3.8	3.8	3.8	3.0	4.0	4.0	4.0
Fire	30.0	30.0	41.5	43.5	41.1	42.8	41.0	43.0	43.0	43.0
Inspection	5.0	5.0	5.0	5.0	5.0	5.1	6.5	8.0	8.0	8.0
Streets	11.0	8.0	10.3	10.0	8.4	8.2	9.0	11.0	11.0	11.0
Health	3.0	4.0	5.1	5.1	5.1	4.8	5.0	6.0	6.0	6.0
Equipment Services	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Cultural and Recreational										
Parks and Recreation	8.0	6.4	6.8	7.1	8.5	9.4	9.0	11.0	11.0	11.0
Library	5.6	5.6	5.6	5.6	5.4	5.5	5.5	5.5	5.5	5.5
Museum	1.0	1.1	0.7	0.8	0.7	0.7	1.0	1.0	1.0	1.0
Public Works	2.0	2.0	2.1	2.1	2.1	2.5	2.0	2.0	2.0	2.0
Sanitation Services	15.0	15.0	15.3	14.7	12.1	11.0	11.0	14.0	14.0	14.0
Water and Wastewater										
Administration	5.0	5.0	4.9	5.1	4.0	4.2	4.0	6.0	7.0	7.0
Distribution & Collection										12.0
Water	18.0	19.0	17.6	16.7	16.1	15.3	15.0	16.0	18.0	11.0
Wastewater	15.0	15.0	16.3	16.8	17.8	16.8	19.0	16.0	16.0	9.0
Total	182.0	189.0	204.0	207.3	199.6	196.3	205.0	237.0	246.5	248.0

Source: City Administration Office

City of Ennis, Texas
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function	Fiscal Year 2016	2017	2018	2019
Police				
UCR – Reported Crimes	770	687	775	701
Number of Violations (Citations)	6,670	5,192	3,570	3,166
Judicial				
Municipal Court Fines	$ 566,512	$ 496,376	$ 527,036	$ 378,279
Fire				
Fire Calls	114	108	981	1,256
First Response (Ambulance Assist.)	1,842	1,679	1,182	1,565
Fire Loss	$ 280,000	$ 590,735	$ 196,000	$ 72,200
Inspection				
Permits Issued (Units)	52	79	889	743
Permit Value	$ 14,940,779	$ 42,960,978	$ 106,407,201	$ 79,312,350
Streets				
Miles of Streets Maintained	103.67	103.67	119.05	120.54
Health				
Food Establishment Inspections	235	290	137	144
Animals Impounded	713	723	524	806
Equipment Services				
Equipment Maintained	565	278	170	171
Cultural and Recreational				
Parks				
Parks Maintained	12	17	19	19
Library				
Patrons	71,360	60,566	61,906	60,546
Circulation	73,612	65,767	68,106	65,623
Museum				
Paid Attendance	595	481	635	785
Sanitation Service				
Refuse Customers	5,271	5,165	5,330	5,384
Estimated Refuse Collected (in tons)	8,418	8,249	8,754	8,985
Water				
Number of Water Customers	5,944	5,919	6,108	6,245
Estimated Gallons Billed (in thousands)	1,008,824	889,840	951,188	914,218
Sewer				
Number of Wastewater Customers	5,613	5,500	5,547	5,641

Source: Various City Departments

Fiscal Year						
2020	2021	2022	2023	2024	2025
736	893	984	767	718	680
2,929	1,236	1,771	1,397	2,909	1,683
$ 275,906	$ 250,972	$ 241,603	$ 236,174	$ 252,794	$ 232,917
1,197	784	1,284	1,380	1,282	1,069
1,614	2,054	2,053	2,118	2,316	2,369
$ 350,000	$ 520,300	$ 195,000	$ 85,000	$ 1,294,750	$ 292,222
714	903	1,540	1,034	992	1,040
$ 189,043,510	$ 105,898,603	$ 1,293,823,384	$ 289,924,499	$ 118,219,666	$ 72,964,774
120.93	124.01	124.01	125.69	156.07	154.71
159	143	153	158	192	202
272	253	350	328	299	151
176	190	195	240	289	300
19	19	19	22	22	22
36,049	38,020	42,432	35,302	38,672	44,984
54,925	57,939	43,209	41,275	48,224	52,306
294	538	554	590	708	564
5,762	6,250	6,486	7,076	7,399	8,133
9,735	10,148	10,771	11,015	10,936	11,270
6,564	7,044	7,134	7,307	7,678	8,123
947,640	972,904	1,048,653	1,071,698	1,307,003	1,217,355
6,045	6,228	6,432	6,709	6,861	7,474

City of Ennis, Texas
Capital Asset Statistics
By Function/Program
Last Ten Fiscal Years

Function	Fiscal Year 2016	2017	2018	2019
Police				
Number of Stations	1	1	1	1
Fire				
Number of Stations	2	2	3	3
Fire Hydrants	1,048	1,050	1,055	1,064
Streets				
Miles of Streets	103.67	103.67	119.05	120.54
Equipment Services				
Equipment Maintained	565	278	170	171
Cultural and Recreational				
Parks Maintained	12	17	19	19
Library				
Number of Libraries	1	1	1	1
Museum				
Number of Museums	1	1	1	1
Water				
Water Plant Capacity (million gallons per day)	12.00	12.00	12.00	12.00
TCEQ Worst-Case Capacity (million gallons per day)	9.10	9.10	9.10	9.10
Water Storage Capacity (million gallons)	3.50	3.50	3.50	3.50
Sewer				
Sewer Plant Capacity (million gallons per day)	3.10	3.10	3.10	3.10

Sources: Various city departments

Fiscal Year					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
1	1	1	1	1	1
3	3	3	3	3	3
1,064	1,184	1,184	1,198	1,061	1,288
120.93	124.01	124.01	125.69	125.69	154.71
176	190	195	240	289	300
19	19	19	22	22	22
1	1	1	1	1	1
1	1	1	1	1	1
12.00	12.00	12.00	12.00	12.00	12.00
9.10	9.10	9.10	9.10	9.10	9.10
3.50	3.50	3.50	3.50	3.50	3.50
3.10	3.10	3.10	3.10	3.10	4.00

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CITY OF ENNIS **FIRE/POLICE**

STEP PAY PLAN 2025-2026

FIRE STEP PLAN								
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Job Classification	**0-6 months**	**6 months- 1 yr**	**1-1.99 yrs**	**2-2.99 yrs**	**3-3.99 yrs**	**4-4.99 yrs**	**5-5.99 yrs**	**6+ yrs**
Firefighter	69,693	71,710	73,788	75,926	78,130	80,399	82,737	85,145
Fire Driver Engineer	83,975	86,420	88,937	91,532	94,203	96,955		
Fire Captain	91,492	94,161	96,912	99,746	102,663	105,669	108,765	
Battallion Chief	101,381	104,349	107,406	110,554	113,796	117,135	120,575	

Updated 10.2025

Note:
Promotion minimum of 5% then go to near step on new rank.

POLICE STEP PLAN								
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Job Classification	**0-6 months**	**6 months - 1 yr**	**1-1.99 yrs**	**2-2.99 yrs**	**3-3.99 yrs**	**4-4.99 yrs**	**5-5.99 yrs**	**6+ yrs**
Police Officer	69,693	71,710	73,788	75,926	78,130	80,399	82,737	85,145
Police Corporal	83,975	86,420	88,937	91,532	94,203	96,955		
Police Sergeant	91,492	94,161	96,912	99,746	102,663	105,669	108,765	
Police Lieutenant	101,381	104,349	107,406	110,554	113,796	117,135	120,575	

Updated 10.2025

Note:
Detective assignment pay may apply at 5%

City of Ennis Pay Plan

FY 25-26 General Government - Full Time Employees

POSITION/TITLE	SALARY RANGE	MINIMUM	HOURLY MININMUN	MIDPOINT	HOURLY MIDPOINT	MAXIMUM	HOURLY MAXIMUM
City Manager	49	$187,719	$90.25	$224,777	$108.07	$261,834	$125.88
Assistant City Manager	44	$147,619	$70.97	$176,653	$84.93	$205,690	$98.89
Fire Chief	42	$134,124	$64.48	$160,460	$77.14	$186,796	$89.81
Chief of Police	42	$134,124		$160,460		$186,796	
Economic Development Director	41	$127,857	$61.47	$152,937	$73.53	$178,020	$85.59
Finance Director	41	$127,857		$152,937		$178,020	
Public Works Director	41	$127,857		$152,937		$178,020	
Assistant Chief of Police	38	$108,308	$52.07	$129,975	$62.49	$151,642	$72.91
Chief Communications Officer	38	$108,308		$129,975		$151,642	
Deputy Fire Chief	38	$108,308		$129,975		$151,642	
Fire Marshal	38	$108,308		$129,975		$151,642	
Civil Engineer	37	$105,626	$50.78	$126,261	$60.70	$146,897	$70.62
City Secretary	37	$105,626		$126,261		$146,897	
Human Resources Director	37	$105,626		$126,261		$146,897	
Parks & Recreation Director	37	$105,626		$126,261		$146,897	
Health Services Director	35	$96,036	$46.17	$114,753	$55.17	$133,469	$64.17
Library Director	35	$96,036		$114,753		$133,469	
Public Safety, Technology Manager, & Emergency Management Coord.	34	$91,581	$44.03	$109,406	$52.60	$127,230	$61.17
Public Works Assistant Director - Transportation Services	34	$91,581		$109,406		$127,230	
Public Works Assistant Director - Utility Operations	34	$91,581		$109,406		$127,230	
Public Works Project Manager	31	$79,448		$94,846		$110,245	
Senior Purchasing Manager	31	$79,448		$94,846		$110,245	
Finance Manager	30	$75,784	$36.43	$90,448	$43.48	$105,114	$50.54
Assistant Director of Planning & Development/Building Official	29	$72,292	$34.76	$86,259	$41.47	$100,226	$48.19
Distribution and Collection Superintendent	29	$72,292		$86,259		$100,226	
Equipment Services Superintendent	29	$72,292		$86,259		$100,226	
Sanitation Superintendent	29	$72,292		$86,259		$100,226	
Senior Financial Analyst	29	$72,292		$86,259		$100,226	
Senior Planner	29	$72,292		$86,259		$100,226	
Streets Superintendent	29	$72,292		$86,259		$100,226	
Wastewater Treatment Plant Superintendent	29	$72,292		$86,259		$100,226	
Water Treatment Plant Superintendent	29	$72,292		$86,259		$100,226	
Airport Manager	27	$65,801	$31.64	$78,469	$37.73	$91,137	$43.82
Court Administrator	27	$65,801		$78,469		$91,137	
Human Resources Analyst	27	$65,801		$78,469		$91,137	
Human Resources Manager	27	$65,801		$78,469		$91,137	
Parks and Recreation Program Manager	27	$65,801		$78,469		$91,137	
Public Safety Technology /Emergency Management Specialist	27	$65,801		$78,469		$91,137	
Public Works Asset Manager	27	$65,801		$78,469		$91,137	
Utility Billing Supervisor & Accounts Receivable Administrator	27	$65,801		$78,469		$91,137	
Planner & Inspector	26	$62,785	$30.19	$74,850	$35.99	$86,915	$41.79

City of Ennis Pay Plan

FY 25-26 General Government - Full Time Employees

POSITION/TITLE	SALARY RANGE	MINIMUM	HOURLY MININMUN	MIDPOINT	HOURLY MIDPOINT	MAXIMUM	HOURLY MAXIMUM
Airport Manager	24	$57,178	$27.49	$68,122	$32.75	$79,065	$38.01
Children's Services Librarian	24	$57,178		$68,122		$79,065	
Detention Supervisor	24	$57,178		$68,122		$79,065	
Distribution and Collection Supervisor	24	$57,178		$68,122		$79,065	
Police Communications Supervisor	24	$57,178		$68,122		$79,065	
Reference Librarian	24	$57,178		$68,122		$79,065	
Senior Code Enforcement & Animal Control	24	$57,178		$68,122		$79,065	
Tourism & Events Manager	24	$57,178		$68,122		$79,065	
Wastewater Treatment Plant Foreman	24	$57,178		$68,122		$79,065	
Deputy City Secretary	23	$54,573	$26.24	$64,996	$31.25	$75,418	$36.26
Building Inspector & Plans Reviewer	23	$54,573		$64,996		$75,418	
Planning & Development Combination Inspector	23	$54,573		$64,996		$75,418	
Public Works Construction Inspector	23	$54,573		$64,996		$75,418	
Accounts Payable Administrator	21	$49,731	$23.91	$59,183	$28.45	$68,636	$33.00
Circulation Desk Coordinator	21	$49,731		$59,183		$68,636	
Economic Development Coordinator & Grants Coordinator	21	$49,731		$59,183		$68,636	
Executive Assistant (All Departments)	21	$49,731		$59,183		$68,636	
Human Resources & Payroll Coordinator	21	$49,731		$59,183		$68,636	
Police Records Manager	21	$49,731		$59,183		$68,636	
Pretreatment Coordinator- WWTP	21	$49,731		$59,183		$68,636	
Sanitation Crew Leader	21	$49,731		$59,183		$68,636	
Streets Foreman	21	$49,731		$59,183		$68,636	
Tourism & Main Street Manager	21	$49,731		$59,183		$68,636	
Utilities Crew Leader	21	$49,731		$59,183		$68,636	
Detention Officer	20	$47,480	$22.83	$56,482	$27.16	$65,486	$31.48
Health Code Enforcement Officer & Animal Control	20	$47,480		$56,482		$65,486	
Property & Evidence Manager	20	$47,480		$56,482		$65,486	
Heavy Equipment Operator II - Streets	19	$45,337	$21.80	$53,910	$25.92	$62,485	$30.04
Utilities Maintenance Technician	19	$45,337		$53,910		$62,485	
Planning, Development & Inspections Technician	19	$45,337		$53,910		$62,485	
Public Works Line Locator	19	$45,337		$53,910		$62,485	
Wastewater Plant Laboratory Manager	19	$45,337		$53,910		$62,485	
Administrative Assistant - (All Departments)	18	$43,295	$20.82	$51,461	$24.74	$59,627	$28.67
Court Clerk	18	$43,295		$51,461		$59,627	
Mechanic	18	$43,295		$51,461		$59,627	
Police Communications Officer	18	$43,295		$51,461		$59,627	
Police Records Clerk	18	$43,295		$51,461		$59,627	
Sanitation Driver	18	$43,295		$51,461		$59,627	
Senior Facilities Technician	18	$43,295		$51,461		$59,627	
Senior Parks Maintenance Technician	18	$43,295		$51,461		$59,627	
Sign Shop, Street Light Technician, & Concrete Finisher	18	$43,295		$51,461		$59,627	
Utility Field Service Technician II	18	$43,295		$51,461		$59,627	
Wastewater Treatment Plant Operator	18	$43,295		$51,461		$59,627	
Water Treatment Plant Operator	18	$43,295		$51,461		$59,627	
Utility Field Service Technician I	17	$41,351	$19.88	$49,129	$23.62	$56,906	$27.36
Meter Reader	15	$37,738	$18.14	$44,791	$21.53	$51,846	$24.93
Parks Maintenance Technician	15	$37,738		$44,791		$51,846	
Sanitation Loader	15	$37,738		$44,791		$51,846	
Street Maintenance Technician	15	$37,738		$44,791		$51,846	
Utility Customer Service Representative	15	$37,738		$44,791		$51,846	

Revised 04.2026

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Approval of the March 17, 2026, Ennis City Commission Regular Meeting Minutes.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	City Secretary
Staff Contact:	Angie Wade, City Secretary

BACKGROUND INFORMATION:

Minutes for the March 17, 2026 Regular Meeting are submitted for Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

ATTACHMENTS:

CC REG MINUTES 03.17.26

ENNIS CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, MARCH 17, 2026

A. CALL TO ORDER

Mayor Isbell called a Regular Meeting of the Ennis City Commission to order Tuesday, March 17, 2026, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum:

Mayor Isbell	present	Commissioner Hejny	present
Commissioner Falkenbach	present	Commissioner Watson	present
Commissioner Jones	present	Commissioner Pierce	present

The Invocation was given by Pastor Stacy Hejny, The Road Church.
The Pledge of Allegiance was led by Mayor Isbell.

B. PRESENTATIONS

B.1. Employee of the Month – Ernesto Gonzales, Equipment Maintenance, was congratulated and thanked for his dedication and service to the City of Ennis.
B.2. Retiree Recognition – Sam Walker, Sanitation Services, was recognized for serving the citizens of Ennis since 2005 and congratulated on his recent retirement.
B.3. New Employee Recognition – City Manager Andrea Weckmueller-Behringer recognized new employees: Hannah Edwards, Police Officer; Hayden Thomas, Communications Officer; Austin Risner, Communications Officer; Joseph Osborn, Utility Maintenance Technician; Douglas Jones, Wastewater Treatment Plant Operator; and Clinton Sumerall, Public Works Assistant Director – Transportation.
B.4. Tourism Friendly Designation from the Travel Texas Office – Spencer Zamora, Economic Development and Tourism Research Specialist with the Governor's Office, congratulated Ennis on receiving the Tourism Friendly Designation. Ms. Zamora thanked Haley Burnett for her cooperation and hard work and reviewed the process for awarding the designation. Ennis' traditions and cultural heritage were highlighted.

C. CITIZEN PUBLIC COMMENT PERIOD

David Clemons, 1006 S. Paris, spoke regarding speeding on S. Paris between Creechville and St. John's.
Matt Walker, 220 Stevens Rd., thanked the City for stepping up and creating a boys baseball league and recognized Paul Liska, Parks Director; Haley Burnett, Tourism and Main Street Manager; and Miriam Castillo, Economic Development Director for their professionalism and dedication to the City.

D. COMMISSIONER UPDATES

Commissioner Falkenbach offered condolences to the Garcia family in the passing of their loved one; Commissioner Jones offered condolences to Keith Richards and family in the loss of his father, who had been a pastor in Ennis.

DRAFT

Mayor Isbell recognized Parks Director Paul Liska and thanked him for his work in the development of the City's baseball league. Director Liska thanked former Mayor Pro Tem Matt Walker for his assistance.
Commissioner Hejny offered condolences to former City Commissioner Rowdy Pruitt and family in the passing of his mother.

E. CONSENT ITEMS
E.1. Approval of the January 20, 2026, Ennis City Commission Regular Meeting Minutes.

E.2. Approval of the February 9, 2026, Ennis City Commission Special Meeting Minutes.

E.3. Approval of the February 17, 2026, Ennis City Commission Regular Meeting Minutes.

E.4. Approval of a Resolution of the City Commission of the City of Ennis, Texas, ratifying the purchase of emergency repair services of the 8-inch sludge line located at the Ennis Wastewater Treatment Plant on 401 W Plant Rd from D&S Field Services, LLC in a sum not to exceed Sixty-Five Thousand Dollars and Zero Cents ($65,000.00).

E.5. Approval of a Resolution of the City Commission of the City of Ennis, Texas, appointing staff members to the list of authorized signatories of the City's primary depository bank.

E.6. Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the City Manager to execute the Release and Hold Harmless Agreement with the Estate of Dr. Walter C. Stout for Property ID 179791 to be used by the City and its contractors as part of the Ennis Freedom Fest June 25 - June 28, 2026 and the Ennis Bluebonnet Trails held April 1- 30, 2026.
Mayor Isbell read the consent agenda. Commissioner Hejny made a motion, seconded by Commissioner Watson, to approve the consent agenda as read.
A vote was cast, 6 in favor, 0 against. Motion passed.

F. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION
[Mayor Isbell reordered the agenda]

F.11. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, appointing members to the Charter Review Committee.
Mayor Isbell read the item. For citizen appointees, Mayor Isbell nominated Cathie Morales, Commissioner Hejny nominated Wade Hull; Commission members nominated to serve are Mayor Isbell, Commissioner Hejny and Commissioner Falkenbach. The City Attorney, City Manager's office, and City Secretary's office will also be present for all meetings. Commissioner Pierce made a motion, seconded by Commissioner Jones, to approve the nominations made.
A vote was cast, 6 in favor, 0 against. Motion passed.

F.1. Conduct a Public Hearing regarding an application for a Zoning Change from Single Family Residential-5 (R-5) and Corridor Commercial (CC) to Light Industrial and Manufacturing (L-IM) for an approximately 0.8753-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2900 N.E. Main Street. Ellis CAD ID 274771.

Mayor Isbell read the item. Assistant Building Official Troy Foreman addressed the Commission regarding the zoning request. Mayor Isbell opened the public hearing at 6:38 P.M.; no one spoke and the public hearing was closed at 6:39 P.M.

F.2. Discuss and consider an Ordinance of the City Commission of the City of Ennis, Texas, amending the Zoning and Zoning Map of the City of Ennis, Texas from Single Family Residential-5 (R-5) and Corridor Commercial (CC) to Light Industrial and Manufacturing (L-IM) for an approximately 0.8753-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2900 N.E. Main Street. Ellis CAD ID 274771.

Mayor Isbell read the item. Commissioner Falkenbach made a motion, seconded by Commissioner Hejny, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

F.3. Discuss and consider an Ordinance of the City Commission of the City of Ennis, Texas, amending Chapter 14 "Signs" of the Code of the City of Ennis to add Section 14-35 "Electioneering on City-owned property used for a polling place," amend Section 14-18(b) "Temporary signs, search lights," and amend Section 14-33 "Definitions," providing for findings, penalty, publication, and an effective date.

Mayor Isbell read the item. City Secretary Wade addressed the Commission regarding the proposed amendments to the sign ordinance which provide guidelines for electioneering and sign placement at city owned facilities being used as voting locations. Commissioner Pierce made a motion, seconded by Commissioner Watson, to approve the amendments to the sign ordinance as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

F.4. Discuss and consider an Ordinance of the City of Ennis, Texas, amending Division 3. "Police Department" of Article IV "Officers and Employees" of Chapter 2 "Administration" of the Code of the City of Ennis, Texas, to modernize the provisions concerning the Police Department, providing a Savings/Repealer Clause; providing a Severability Clause; and providing for publication and an effective date.

Mayor Isbell read the item. Police Chief Dustin Munn stated that the proposed amendments to the code regarding the Police Department are a result of the department's application for the TPCAF Accreditation. The proposed ordinance modernizes the code language and defines jurisdictional boundaries. Commissioner Hejny made a motion, seconded by Commissioner Falkenbach, to approve the ordinance as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

F.5. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, awarding RFQ 26-108-04 Professional Planning Services for the Development of a Future Land Use Plan to Freese and Nichols, Inc.; authorizing the City Manager to execute any and all agreements necessary to effectuate the same; and providing an effective date.

Mayor Isbell read the item. Troy Foreman, Assistant Building Official, presented to the Commission stating that staff recommends awarding the contract to Freese and Nichols. Commissioner Jones made a motion, seconded by Commissioner Hejny, to approve the resolution awarding the bid to Freese and Nichols.

A vote was cast, 6 in favor, 0 against. Motion passed.

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F.6. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, authorizing acceptance of a Fiscal Year 2026 Routine Airport Maintenance Program (RAMP) Grant from the Texas Department of Transportation Aviation Division for Ennis Municipal Airport (F41); authorizing execution of the Reimbursable Grant Agreement; committing local matching funds; and authorizing necessary Budget Amendments.
Mayor Isbell read the item. Economic Development Director Miriam Castillo presented information regarding the grant. Commissioner Falkenbach made a motion, seconded by Commissioner Hejny, to approve the resolution as stated.
A vote was cast, 6 in favor, 0 against. Motion passed.

F.7. Discuss and consider a Resolution authorizing the City of Ennis, Texas, to submit a Texas Community Development Block Grant (TxCDBG) Downtown Revitalization Program application to the Texas Department of Agriculture; formally designating the Ennis Main Street area; committing $50,000 in local matching funds; and authorizing the City Manager to execute all application documents and related agreements.
Mayor Isbell read the item. Ms. Castillo addressed the Commission stating that this was a reimbursable grant with a maximum award of $1 million, requiring $50,000 in matching funds. City Manager Weckmueller-Behringer stated that Section 4 of the Resolution needed to be corrected to state that the City would provide $50,000 in matching funds. Commissioner Falkenbach made a motion, seconded by Commissioner Hejny to approve the item with the correction to Section 4 of the Resolution stating that the City would provide $50,000 in matching funds.
A vote was cast, 6 in favor, 0 against. Motion passed.

F.8. Discuss and consider a Resolution approving a Production Management Agreement with First Class Productions for the Ennis Bluebonnet Trails and Festival and authorizing the Mayor to execute the agreement.
Mayor Isbell read the item. Commissioner Falkenbach made a motion, seconded by Commissioner Jones, to approve the item as stated.
A vote was cast, 6 in favor, 0 against. Motion passed.

F.9. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, authorizing the purchase of a high performance mobile stage in response to the competitive bid process ITB-26-112-08, in an amount not to exceed $208,535.00 plus allowable contingency; authorizing the City Manager to execute any documents in connection therewith; and setting an effective date.
Mayor Isbell read the item. The Mayor invited interested citizens to comment on the item.
Jeff Krebs, 1103 Mt. Vernon, expressed concerns over the cost of the stage.
Holly Lusk, 1053 Nalen Dr., spoke regarding long-time costs associated with the purchase.
City Manager Weckmueller-Behringer stated that the stage would be paid for with EDC funds and that the city would use the stage at various events and that it would be available for partner hosted events and provided 'in kind'. Discussion ensued regarding training and storage. Commissioner Falkenbach made a motion, seconded by Commissioner Jones, to approve the purchase of the mobile stage as stated.
A vote was cast, 6 in favor, 0 against. Motion passed.

F.10. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, establishing a pilot program for Fiscal Year 2025-2026 for tourism event support; authorizing the use of Hotel Occupancy Tax funds for eligible tourism promoting events; appropriating an

amount not to exceed $50,000 for the pilot program; establishing program guidelines and administration; and providing an effective date.
Mayor Isbell read the item. City Manager Weckmueller-Behringer presented the proposed program for awarding Hotel Occupancy Tax funds stating that the Texas Comptroller's office requires HOT fund expenditures to provide 'heads in beds' and to drive tourism; maximum award proposed at $50,000; EDC Board would review all applications; and that the program is only geared towards non-profits. Commissioner Falkenbach made a motion, seconded by Commissioner Hejny, to approve the resolution establishing the program as stated.
A vote was cast, 6 in favor, 0 against. Motion passed.

[Mayor Isbell read the Executive Session Agenda and recessed the Commission into Closed Session at 8:07 P.M.]

G. EXECUTIVE SESSION
G.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 the advice of the Attorney regarding pending or contemplated litigation or a settlement offer; 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:

- **Downtown Rooftop Lights Project**

G.2. Section 551.072 - Deliberation regarding the purchase, exchange, lease, or value of real property; and Section 551.071(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:

- **Lease with Cellco Partnership for Ennis North Water Tower**

G.3. 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**

G.4. Section 551.074 - Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- **City Secretary**

[Mayor Isebell reconvened the Commission into Open Session at 9:29 P.M.]

H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION
Commissioner Hejny made a motion, seconded by Commissioner Jones, to approve the execution of the extension of a tolling agreement with Epicenter Productions, LLC, until October 21, 2026.
A vote was cast, 6 in favor, 0 against. Motion passed.

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Commissioner Hejny made a motion, seconded by Commissioner Falkenbach, to extend the City Secretary's contract to July 31, 2026, with no changes to the remaining terms.
A vote was cast, 6 in favor, 0 against. Motion passed.

I. ADJOURNMENT
With no other business before the Commission, Mayor Isbell declared the meeting adjourned at 9:30 P.M.

ATTEST: APPROVED:

_____ _____
CITY SECRETARY MAYOR

DRAFT

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Approval of the March 24, 2026, Ennis City Commission Special Meeting Minutes.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	City Secretary
Staff Contact:	Angie Wade, City Secretary

BACKGROUND INFORMATION:

Minutes for the March 24, 2026 Special Meeting are submitted for Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

ATTACHMENTS:

CC SPECIAL MEETING MINUTES 03.24.26

ENNIS CITY COMMISSION SPECIAL MEETING MINUTES
TUESDAY, MARCH 24, 2026

A. CALL TO ORDER

Mayor Isbell called a Special Meeting of the Ennis City Commission to order Tuesday, March 24, 2026, at 6:04 P.M., in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum was present:

Mayor Isbell	present	Commissioner Hejny	absent
Commissioner Falkenbach	present	Commissioner Watson	present
Commissioner Jones	absent	Commissioner Pierce	present

Invocation was provided by Commissioner Shirley Watson
Pledge of Allegiance was led by Mayor Isbell.

B. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

B.1. Discuss and consider approval of a Resolution canvassing the results of the Special Run-off Election held on March 14, 2026, for the purpose of electing a Mayor Pro Tem for a term expiring May 2026.

Mayor Isbell read the item and the official results submitted by Ellis County Elections Administrator Jana Onyon. Mayor Isbell stated that David Espedal had received 59.98%, a majority of the votes cast and was declared elected as Mayor Pro Tem to serve a term expiring May 2026.
Commissioner Falkenbach made a motion, seconded by Commissioner Watson, to approve the resolution canvassing the results of the March 14, 2026, run-off election for a Mayor Pro Tem.
A vote was cast, 4 in favor, 0 against. Motion passed.

B.2. Present the Certificate of Election and Administer the Oath of Office to Mayor Pro Tem Elect David Espedal.

Mayor Isbell presented the Certificate of Election and administered the Oath of Office to Mayor Pro Tem David Espedal.

C. ADJOURNMENT

With no other business before the Commission, Mayor Isbell declared the meeting adjourned at 6:10 P.M.

ATTEST: APPROVED:

_____ _____

CITY SECRETARY MAYOR

DRAFT

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Approval of the April 7, 2026, Ennis City Commission Special Meeting Minutes.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	City Secretary
Staff Contact:	Angie Wade, City Secretary

BACKGROUND INFORMATION:

Minutes for the April 7, 2026 Special Meeting are submitted for Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

ATTACHMENTS:

CC SPECIAL MEETING MINUTES 04.07.26

ENNIS CITY COMMISSION SPECIAL MEETING MINUTES
TUESDAY, APRIL 7, 2026

A. CALL TO ORDER

Mayor Isbell called a Special Meeting of the Ennis City Commission to order Tuesday, April 7, 2026, at 6:00 P.M., in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum was present:

Mayor Isbell	present	Commissioner Hejny	present
Mayor Pro Tem Espedal	absent	Commissioner Watson	present
Commissioner Falkenbach	present	Commissioner Pierce	present
Commissioner Jones	present		

Invocation was provided by City Manager Andrea Weckmueller-Behringer
Pledge of Allegiance was led by Mayor Isbell.

[Mayor Isbell read the Executive Session items and recessed the Commission into closed session at 6:03 P.M.]

B. EXECUTIVE SESSION

B.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 vs. District Partners, Ltd, and the real property located at 112 W. Brown Street (a/k/a 114 W. Brown Street, 116 W. Brown Street, 118 W. Brown Street, and 110 S. Dallas Street, Ennis, Texas 75119) (in rem), Cause No. 116742, pending in the 40th Judicial District Court, Ellis County*
- *City of Ennis vs. District Partners Ltd, and the real property located at 114 W. Knox and 116 W. Knox, Ennis, Texas 75119 (in rem), Cause No. 120121, pending in the 40th Judicial District Court, Ellis County*

[Mayor Isbell reconvened the Commission into open session at 7:02 P.M.]

C. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

No action taken

D. BUDGET WORKSHOP

City Manager Weckmueller-Behringer and Finance Director Stanley Muli provided an outlook into the FY2027 City of Ennis Budget. The presentations consisted of the Strategic and Regulatory Budget Framework consisting of the Charter obligations, the Strategic Plan, budget guidance and initial highlights and debt service. The budget calendar was presented, as well as financial projections. Highlights consisted of budget assumptions, sales tax outlook, property tax rate, reserves (fund balance), operations and maintenance, wages and compensation, health plan rates, retention incentive, vacation buy-back, and uniforms/clothing allowances.

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E. ADJOURNMENT

With no other business before the Commission, Mayor Isbell declared the meeting adjourned at 8:12 P.M.

ATTEST:

CITY SECRETARY

APPROVED:

MAYOR

DRAFT

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Approval of the April 13, 2026, Ennis City Commission Special Meeting Minutes.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	City Secretary
Staff Contact:	Angie Wade, City Secretary

BACKGROUND INFORMATION:

Minutes for the April 13, 2026 Special Meeting are submitted for Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

ATTACHMENTS:

CC SPECIAL MEETING MINUTES 04.13.26

ENNIS CITY COMMISSION SPECIAL MEETING MINUTES
MONDAY, APRIL 13, 2026

A. CALL TO ORDER

Mayor Isbell called a Special Meeting of the Ennis City Commission to order Monday, April 13, 2026, at 6:00 P.M., in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum was present:

Mayor Isbell	present	Commissioner Hejny	present
Mayor Pro Tem Espedal	present	Commissioner Watson	absent
Commissioner Falkenbach	present	Commissioner Pierce	present
Commissioner Jones	present		

Invocation was provided by Commissioner Falkenbach
Pledge of Allegiance was led by Mayor Isbell.

[Mayor Isbell read the Executive Session items and recessed the Commission into closed session at 6:02 P.M.]

B. EXECUTIVE SESSION

B.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.*

[Mayor Isbell reconvened the Commission into open session at 6:33 P.M.]

C. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

Commissioner Hejny made a motion, seconded by Commissioner Jones, to approve a settlement with Ennis Main Street 501(c)(3) a/k/a Destination Ennis based on the terms as documented in the April 7, 2026 agreement letter signed by the attorneys, to resolve the current lawsuit and to address the disputes raised therein, and to authorize the Mayor to execute any final settlement documents approved by the City Attorney's office to complete the settlement and dismissal of the case.
Mayor Isbell stated that a joint statement will be released by April 30, 2026.
A vote was cast, 6 in favor, 0 against. Motion passed.

D. ADJOURNMENT

With no other business before the Commission, Mayor Isbell declared the meeting adjourned at 6:34 P.M.

DRAFT

ATTEST:

CITY SECRETARY

APPROVED:

MAYOR

DRAFT

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing Amendment One to Task Two: On-Call General Engineering Support with Freese and Nichols, Inc. to continue services in accordance with Article II – Scope of Services in a sum not to exceed Sixty Thousand Dollars and Zero Cents ($60,000.00) amending the original task authorization from $60,000.00 to a revised total amount of $120,000.00, and authorizing the City Manager to execute any documents in connection therewith.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Public Works
Staff Contact:	Douglas Taylor, Utility Operations Director

BACKGROUND INFORMATION:

The General Engineering Support task order provides the City with general engineering services for a variety of projects on an as needed basis. Work includes evaluation of plans and specifications of water and wastewater engineering, stormwater management, facilities engineering, transportation engineering, and hydraulic modeling efforts to ensure they meet City standards and regulations. When requested, Freese and Nichols will also prepare detailed construction cost estimates for authorized construction using current local rates and industry best practices.

To date, this task order has been utilized for the services described above, primarily supporting small projects, preliminary site visits, and other efforts that have developed into larger task orders, such as TO3: Wastewater Master Plan and Wastewater Treatment Plant Evaluation and TO5: Emergency Generator Engineering Plans.

This proposed amendment increases the original contract amount to provide additional funding for continued support as described.

FINANCIAL IMPACT:

Funding for Amendment One to Task Two: On-Call General Engineering Support with Freese and Nichols, Inc. is included in the Utility Operations Engineering Support Services Fund (302-417-44047), with payments to be made in accordance with Exhibit A of Resolution No. 25-0902-H9.

POLICY IMPLICATIONS:

Exceptional Public Service - Investment in resilient infrastructure and the provision of vital public services.

Approval of this item complies with the City's purchasing policies and applicable state law.

RECOMMENDATION:

Staff recommends approval of this item.

ATTACHMENTS:

RESOLUTION NO.-Amendment One to Task Two: On-Call General Engineering Support with Freese and Nichols, Inc. to continue services in accordance with Ar - Pdf

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING AMENDMENT ONE TO TASK TWO: ON-CALL GENERAL ENGINEERING SUPPORT WITH FREESE AND NICHOLS, INC. TO CONTINUE SERVICES IN ACCORDANCE WITH ARTICLE II – SCOPE OF SERVICES IN A SUM NOT TO EXCEED SIXTY THOUSAND DOLLARS AND ZERO CENTS ($60,000.00) AMENDING THE ORIGINAL TASK AUTHORIZATION FROM $60,000.00 TO A REVISED TOTAL AMOUNT OF $120,000.00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, the City has a Professional Master Services Agreement with Freese and Nichols, Inc. for engineering services; and

WHEREAS, Amendment One addresses necessary additions to continue with general engineering support in Task Two; and

WHEREAS, the City Commission is committed to ensuring the long-term reliability, capacity, and regulatory compliance of its Public Works Infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Ennis, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2: Authorizes Freese and Nichols, Inc. to proceed with Amendment One of Task Two: On-Call General Engineering Support as outlined in the Professional Master Services Agreement and Exhibit A.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been

enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

Exhibit A

MASTER PROFESSIONAL SERVICES AGREEMENT

TASK AUTHORIZATION No. 02 AMENDMENT #1

City Of Ennis, TX	**FNI Project:**	**ENN25606**
P.O. Box 220	**Client Contract:**	**Resolution 25-0715-G3**
Ennis, TX 75120-0220	**Date:**	**4/10/2026**

Project Name:	On-Call General Engineering Services
Description of Services:	Services will continue to be provided in accordance with Article II – Scope of Services of the existing Contract for On-Call Professional Engineering Services (TO No. 02).
Deliverables:	As Requested by the City
Schedule:	As agreed upon at the time of request by the City.
Compensation Type:	Not to Exceed
Current Contract Amount:	$60,000
Amount of this Amendment:	$60,000
Revised Total Amount Authorized:	$120,000

The services described above shall proceed as amended upon execution of this Amendment. All other provisions, terms, and conditions of the Master Professional Services Agreement which are not expressly amended shall remain in full force and effect.

City of Ennis, TX		**FREESE AND NICHOLS, INC.**	
By:	_____	By:	_____
Name:	_____	Name:	Aaron Conine
Title:	_____	Title:	Principal
Date:	_____	Date:	10 April 2026

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Mayor, or designee, to execute an Indemnification and Insurance Agreement between the City of Ennis, Texas, and 10K Star Events, LLC dba Nightlights Event, for a sky lantern event to be held at the Texas Motorplex.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Fire
Staff Contact:	Bill Evans, Fire Chief

BACKGROUND INFORMATION:

10K Star Events, dba Nightlights Event, has requested to conduct a sky lantern event at the Texas Motorplex within the city limits of Ennis. Pursuant to Section 308.1.6.3 of the 2021 International Fire Code, as adopted and amended by the City of Ennis Code of Ordinances, the Fire Chief or designee may authorize such events under specific conditions. The proposed Agreement requires the Company to:

- Assume full responsibility and liability for the event
- Indemnify, defend, and hold harmless the City of Ennis from all claims arising out of the event
- Maintain specified insurance coverage
- Provide proof of insurance no later than seven days prior to the event

The same Agreement was executed in 2025, between the City of Ennis and the Texas Motorplex for the lantern release event that was held at the Stars of Texas Festival in October 2025.

The City of Ennis Fire Department will work with 10K Star Events to ensure the terms of the Agreement are adhered to. Additionally, the Fire Department will have personnel present just before, during, and after the launch to monitor and mitigate any issues that may arise.

FINANCIAL IMPACT:

None, 10K Star Events will cover fire department staffing costs through the Special Event Permit process in Open Gov.

RECOMMENDATION:

Staff recommends approval of this item.

ATTACHMENTS:

RESOLUTION NO.-Lantern Release Agreement - Pdf

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE AN INDEMNIFICATION AND INSURANCE AGREEMENT BETWEEN THE CITY OF ENNIS AND 10K STAR EVENTS, LLC DBA NIGHTLIGHTS EVENT, FOR A SKY LANTERN EVENT; PROVIDING FOR LIABILITY PROTECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 10K Star Events, LLC dba Nightlights Event, has requested approval to conduct a sky lantern event within the City of Ennis at the Texas Motorplex; and

WHEREAS, the City of Ennis desires to protect itself from liability associated with such events; and

WHEREAS, Section 308.1.6.3 of the 2021 International Fire Code, as adopted and amended by the City of Ennis, authorizes the Fire Chief or designee to permit such events under specified conditions; and

WHEREAS, said code section requires the event organizer to indemnify the City and provide adequate insurance coverage; and

WHEREAS, the City Commission finds that execution of the Agreement is necessary to protect the health, safety, and welfare of the public and limit liability exposure to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The City Commission hereby authorizes the Mayor, or designee, to execute an Indemnification and Insurance Agreement between the City of Ennis and 10K Star Events, LLC dba Nightlights Event, for the sky lantern event at the Texas Motorplex.

SECTION 2: The Agreement shall include provisions requiring 10K Star Events, LLC dba Nightlights Event, to indemnify and hold harmless the City of Ennis from any liability associated with the event.

SECTION 3: This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas, on this 21st day of April 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

Indemnification and Insurance Agreement

This Indemnification Agreement ("Agreement") is entered into to be effective as of the day of_, 20__ (the "Effective Date") between 10k Star Events, LLC ("Company") and the City of Ennis, Texas ("City") (collectively, the "Parties"), on the date set forth by the signature of the last party to execute this Agreement.

WHEREAS, Company has planned a sky lantern release to be held at 4:00 p.m. on May 3rd, 2026 ("Event"), at Texas Motorplex, Ennis, Texas; and

WHEREAS, pursuant to Section 308.1.6.3 of the 2021 Edition of the International Fire Code as amended Section 5-51 of Code of Ordinances of the City of Ennis, Texas ("IFC"), the Fire Chief, or their designee has granted permission for the Event and given Company parameters for such consent, including for necessary weather conditions; and

WHEREAS, Section 308.1.6.3 of the IFC requires that the Company indemnify the City, its officers, and its employees and provide insurance as required herein for the Event,

NOW, THEREFORE, for the promises and considerations set forth herein, the parties to this Agreement agree as follows:

1. Company will comply with Section 308.1.6.3 of the IFC and all requirements for the Event established by the Fire Chief.

2. **INDEMNIFICATION. COMPANY HEREBY ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR THE EVENT AND AGREES TO INDEMNIFY, PROTECT, DEFEND, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AGENTS, AND SERVANTS, OF AND FROM ALL CLAIMS, DEMANDS, AND CAUSES OF ACTIONS OF EVERY KIND AND CHARACTER, INCLUDING THE COST OF DEFENSE THEREOF, FOR ANY INJURY TO, INCLUDING DEATH OF, PERSONS AND ANY LOSSES FOR DAMAGES TO PROPERTY CAUSED BY OR ALLEGED TO BE CAUSED, ARISING OUT OF, OR ALLEGED TO ARISE OUT OF, EITHER DIRECTLY OR INDIRECTLY, OR IN CONNECTION WITH THE EVENT, WHETHER OR NOT SAID CLAIMS, DEMANDS, CAUSES OF ACTIONS ARE CAUSED BY CONCURRENT NEGLIGENCE OF THE CITY AND A PARTY TO THIS AGREEMENT, OR WHETHER IT WAS CAUSED BY CONCURRENT NEGLIGENCE OF THE CITY AND SOME OTHER THIRD PARTY.**

3. **Insurance.** Company shall maintain insurance coverage written on an occurrence basis by companies authorized to do business in the State of Texas that are rated A- or better by A.M. Best Company and/or otherwise acceptable to the City in the following types and amounts:

Type	Amount
Workers' Compensation	Statutory
Employer's Liability	$1,000,000/$1,000,000/$1,000,000
Commercial General Liability Including: • Premises/Operations • Independent Contractors • Products Liability/Completed Operations • Personal & Advertising Injury • Broad form property damage, to	$1,000,000 per occurrence; $2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage
Business Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired vehicles	$1,000,000 per occurrence or its equivalent on a combined single limit (CSL basis).

Term of Policy. With regard to any approved claims-made policy form, Company shall maintain and keep in force and effect said coverage during the Term of this contract and for a period of three (3) years following the Event, either through an existing carrier or a carrier of comparable financial statute and reputation.

Proof of Insurance Required and When to Submit.

Examination & Approval. All insurance policies shall be subject to the examination and approval of the City for their adequacy as to form and content, form of protection, and financial status of insurance company.

Who Submits and When to Submit. Company must furnish proof of insurance SEVEN DAYS BEFORE the Event. The proof will include completed/current

Certificate(s) of Insurance, endorsements, exclusions, and/or relevant extracts from the insurance policy, or copies of policies.

Other-Insurance Endorsement -- All insurance policies are to contain or be endorsed to state that an "Other Insurance" clause shall not apply to the City where the City is an additional insured shown on the policy.

Agent Information. The certificate(s) or other proof of insurance must be completed by the broker of record and must be signed and include the agent information including the agent's name, title and phone number. The proof of insurance shall be sent directly from the insurance agent to the City.

Waiver of Subrogation. All liability policies will provide a waiver of subrogation in favor of the City.

4. **Venue and Choice of Law.** Texas law shall govern interpretation of this Agreement and all disputes hereunder. The Agreement is to be performed in Ellis County, Texas, and venue for any dispute between the parties shall be fixed in a court of competent jurisdiction in Ellis County, Texas.

5. **Signature Authority.** The persons executing this Agreement are authorized to sign this Agreement on behalf of the party for which they sign and have the express power to bind the parties for which they sign.

6. **Notice.** Notices or correspondence under this Agreement to either party from the other may be personally delivered or sent by First Class Mail or other reliable courier to the addresses listed below. A party may, by written notification to the other party, change the address for notices to the party under this Agreement.

Notice to the City of Ennis shall be sent to:

_____

_____

_____

Notice to Company shall be sent to:

10k Star Events, LLC

1042 E Fort Union Blvd #223

Midvale, UT 84047

7. **Waiver.** No waiver by either party of any provision of this Agreement shall be effective unless in writing and such waiver shall not be construed as, or implied to be, a subsequent waiver of that provision or any other provision.

8. **Assignment.** Company may not assign this Agreement without the prior written approval of City.

9. **Attorney Fees.** In the event City is required to employ an attorney or to use an attorney currently in its employ to enforce a provision of this Agreement or any part hereof, or is required to commence proceedings at law or in equity to enforce or interpret the provisions hereof, City shall be entitled to recover reasonable attorney fees from Company in the event the City is the prevailing party of such proceedings.

10. **Amendments.** This Agreement can be supplemented and/or amended only by a dated written document executed by both parties.

11. **Partial Invalidity**. If any term, provision, covenant, or condition of this agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

12. **Counterparts; Facsimile Signatures.** This Agreement may be executed in any number of and by different parties hereto on separate counterparts, all of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same agreement. Any signature delivered by a party by facsimile or electronic transmission (including email transmission of a PDF image) shall be deemed to be an original signature hereto.

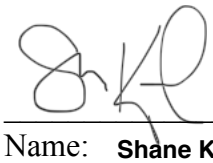
EXECUTED this 8 day of April, 2026.

For the City:

_____

Name: **Lynda Isbell**
Title: **Mayor**
Date: **4/21/2026**

For the Company:



_____

Name: **Shane Kofoed**
Title: **Owner / Operator**
Date: **4/8/2026**

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Mayor to execute updated documents necessary to optimize available grant funding, pursuant to the NextGen 911 Grant funding from the State of Texas Commission on State Emergency Communication Proposition 8 Next Generation 911 Service Fund Award for one hundred, twenty thousand, six hundred-eighty-three dollars and seventy-one cents ($120,683.71) and Texas 9-1-1 Entity Subrecipient Subaward, Next Generation 911 Service Fund Award not to exceed eight hundred thirty-nine thousand, twenty-seven dollars and twenty seven cents ($839,027.27) as accepted under City of Ennis Resolution No. 24-1106-12 and No. 24-1106-13 respectively, and each passed and approved on November 6, 2024.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Police
Staff Contact:	Dustin Munn, Police Chief

BACKGROUND INFORMATION:

Originally authorized by Resolution passed by the City Commission via consent on December 16, 2025, this request involves updated scope and allocations. As progress has been made with the Commission on State Emergency Communications (CSEC) grant management team and AT&T has assigned a project manager, additional opportunities to add resiliency and build needed redundancy within our Emergency Communications infrastructure have been identified, supporting the continued viability of this transition to NextGen 911. These opportunities include added recording, connectivity, and router capabilities and allow the City of Ennis to optimize the funds available through this grant program.

This updated request is to authorize the expenditure total of $939,196.26 in one-time, non-recurring charges which include:

- AT&T ESInet™ Service - Implementing AT&T ESInet™ Service as a smarter and safer way to modernize to Next Generation 9-1-1, providing the ability to support images, large files, and better data and information at our public safety answering point; built on the NENA i3 industry standard, AT&T ESInet Service offers:
  - $471,250.00 - Motorola Assist Bundle (5 years) for Cloud Mapping, Media, Transcription, and Caller Profile
  - $35,104.68 - GIS Data - GEOcomm
  - $283,249.00 - NICE Inform Recorder and associated hardware, software, installation, training, and five years of system maintenance in advance

- Moore Data Solutions is the currently contracted IT Provider for the Ennis Police Department and will support the following router resiliency infrastructure as a major infrastructure component of this significant upgrade to NextGen911:
    - $124,897.28 - Netgate 8300 Max Routers, Ubiquiti Enterprise Campus Aggregation, and Resiliency Infrastructure and Cabling Retrofit
- PEAKE Communications is part of Sourcewell Contract #020625-PEAK and will bring added connectivity reach and redundancy including:
    - $24,695.30 - Starlink Performance Terminal, Public Safety Data Allotment, Gateway M6E6F rack mounted FirstNet ready, Dejero Gateway network aggregation device, BLEND Cloud, and one-year standard support and shipping

This request is also to authorize the expenditure of $5,516.00 in monthly recurring charges (i.e. $66,192.00 for the next 12 months) for the following:

- Position 4 Workstation costing $1,550.00
- Position 5 & 6 Command Posts costing $1,550.00 each
- Texting, mapping and MIS, plus 2 Command Post (hardware) for listed workstations costing $866.00

Additionally, annual recurring costs through PEAKE Communications total $6,768.00 and include:

- $1,980.00 - Public Safety Monthly Data Allotment
- $2,400.00 - BLEND Cloud TacticalIP BLEND GateWay Cloud Services
- $2,388.00 - PRO Support Plus Annual Plan

The authorization of these monthly and annual recurring costs will effectively use the remaining disbursement balance of $20,514.72. Once these funds are exhausted, the recurring charges will be incurred as part of the Annual Police Operations Budget going forward.

The following background information is an exert from the original Agenda Summary passed on December 16, 2025:

A NextGen911 system significantly enhances emergency response and overall public safety by providing faster, more accurate, and more reliable communication. NextGen911 enables seamless digital transmission of voice, text, photos, video, and precise location data, giving first responders clearer information before they arrive on scene. It reduces call-routing delays, improves interoperability among agencies, and strengthens system resiliency during high-volume or disaster events. In parallel, it ensures that our community receives quicker, better-informed, and more coordinated emergency service when seconds truly matter.

In recognition of these benefits, on November 6, 2024, the Ennis City Commission accepted grants from the State of Texas Commission on State Emergency Communications to upgrade from the current "Legacy" state of our 911 infrastructure to Next Generation 911 infrastructure: One grant from the Proposition 8 Next Generation 9-1-1 Service Fund resulting in a distribution of $120,683.71; the second from the Next Generation 911 Fund - Texas 911 Entity, Subrecipient, Subaward Grant to be reimbursed for improvements not to exceed $839,027.27 with no matching funds required. The distribution of $120,683.71 has been deposited with the city, and the improvements tied to $839,027.27 are budgeted, to be reimbursed through this grant. In total, these grants amount to $959,710.98 to be expended before December 31, 2026.

FINANCIAL IMPACT:

Funds are on deposit and/or budgeted as indicated for reimbursement as described in the background information contained above.

POLICY IMPLICATIONS:

Safe and Healthy Community - Invest in innovative programming, collaborative community partnerships, and the resources needed to help ensure public safety.

RECOMMENDATION:

Staff recommends approval of the aforementioned expenditures in addition to the AT&T, Moore Data Solutions, and PEAKE Communications engagement.

ALTERNATIVES:

None

ATTACHMENTS:

RESOLUTION NO.-Authorize Updated Scope and Expenditures of NextGen 911 Grant Funds for AT&T Hosted E 9-1-1 Service, Infrastrastructure Resiliency, and - Pdf

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE UPDATED DOCUMENTS NECESSARY TO OPTIMIZE AVAILABLE GRANT FUNDING, PURSUANT TO THE NEXTGEN 911 GRANT FUNDING FROM THE STATE OF TEXAS COMMISSION ON STATE EMERGENCY COMMUNICATION PROPOSITION 8 NEXT GENERATION 911 SERVICE FUND AWARD FOR ONE HUNDRED, TWENTY THOUSAND, SIX HUNDRED-EIGHTY-THREE DOLLARS AND SEVENTY-ONE CENTS ($120,683.71) AND TEXAS 9-1-1 ENTITY SUBRECIPIENT SUBAWARD, NEXT GENERATION 911 SERVICE FUND AWARD NOT TO EXCEED EIGHT HUNDRED THIRTY-NINE THOUSAND, TWENTY-SEVEN DOLLARS AND TWENTY SEVEN CENTS ($839,027.27) AS ACCEPTED UNDER CITY OF ENNIS RESOLUTION NO. 24-1106-12 AND NO. 24-1106-13 RESPECTIVELY, AND EACH PASSED AND APPROVED ON NOVEMBER 6, 2024.

WHEREAS, the City of Ennis is dedicated to providing high quality, professional and resilient public safety services; and

WHEREAS, the State of Texas has, through the Commission on State Emergency Communications Proposition 8 Next Generation 911 Service Fund, awarded a distribution for the City of Ennis in the amount of one hundred twenty thousand, six hundred eighty-three dollars and seventy-one cents ($120,683.71); and

WHEREAS, the State of Texas has, through the Commission on State Emergency Communications Next Generation 9-1-1 Fund - Texas 911 Entity Subrecipient Subaward Grant Program, awarded a reimbursement grant to City of Ennis 911 in the amount not to exceed eight hundred thirty-nine thousand, twenty-seven dollars and twenty-seven cents ($839,027.27) for Next Generation 911 Infrastructure improvements; and

WHEREAS, the Ennis Police Department, Emergency Communications Center operates as the Emergency Communications District for City of Ennis 911 with the public duty to upgrade from "Legacy" state to Next Generation 911 Infrastructure, Support and Service.

WHEREAS, the Ennis Police Department proposes to incur one-time charges of nine hundred and thirty-nine thousand, one-hundred and ninety-six dollars and twenty-six cents ($939,196.26) for NextGen 911 infrastructure, recorder, router resiliency, connectivity, service and support; and

WHEREAS, the Ennis Police Department proposes to incur monthly recurring charges of five thousand, five hundred, sixteen dollars and zero cents ($5,516.00) for connectivity services and support; and

WHEREAS, the Ennis Police Department proposes to incur annual recurring cost of six thousand, seven hundred, sixty-eight dollars and zero cents ($6,768.00) for connectivity services and support.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The City of Ennis Commission hereby approves the aforementioned non-recurring expenditures totaling nine hundred thirty-eight thousand, four hundred ninety-seven dollars and seventy-six cents ($939,196.26) from said grant funding sources.

SECTION 2: The City of Ennis Commission further approves the aforementioned monthly recurring expenditures of five thousand, five hundred, sixteen dollars and zero cents ($5,516.00) from said grant funding sources and budgeted allocation once expended.

SECTION 3: The City of Ennis Commission further approves the aforementioned annual recurring expenditures of six thousand, seven hundred, sixty-eight dollars and zero cents ($6,768.00) from said grant funding sources and budgeted allocations once expended.

SECTION 4: In support of upgrading from "Legacy" state to Next Generation 911 Infrastructure, Support and Service provided through the Ennis Police Department Emergency Communications Center, Emergency Communications District for the City of Ennis 911.

SECTION 5: This Resolution shall become effective from and after its date of passage.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

AT&T MA Reference No. 201710025150UA

AT&T HOSTED E 9-1-1 SERVICE
Pricing Schedule

CUSTOMER Legal Name ("Customer")	**AT&T ("AT&T")**
City of Ennis	Southwestern Bell Telephone Company, d/b/a AT&T AT&T Enterprises
CUSTOMER Address	**AT&T Address**
Street Address: 1700 Lake Bardwell City: Ennis State / Province: TX Country: United States Domestic / Intl / Zip Code: 75119	One AT&T Way Bedminster, NJ 07921-0752 Attn: Master Agreement Support Team E-mail: mast@att.com
CUSTOMER Contact (for Contract Notices)	**AT&T Branch Sales Contact Information** ☒ **Primary Sales Contact**
Name: Chad Marshall Title: IT Telephone: 972-875-4462 Fax: Email: cmarshall@ennistx.gov	Name: Jeff Bievenue Street Address: 311 S Akard St City: Dallas State / Province: TX Country: United States Domestic / Intl / Zip Code: 75202 Telephone : 314 775-3650 Email : jb9541@att.com Sales/Branch Manager: Dustin Alexander SCVP Name: Scott Agnew
CUSTOMER Billing Address and Contact	
Street Address: 107 N Sherman St City: Ennis State / Province: TX Country: United States Domestic / Intl / Zip Code: 75119 Contact Name: Finance Department Title: IT Telephone: 972-875-1234 Fax: E-mail: awilliams@ennistx.gov	

This Pricing Schedule is part of the Agreement between AT&T and Customer referenced above.

CUSTOMER	**AT&T**
By:_____ (by its authorized representative)	By:_____ (by its authorized representative)
(Typed or Printed Name)	(Typed or Printed Name)
Mayor (Title)	(Title)
(Date)	(Date)

GENERAL TERMS APPLICABLE TO
AT&T PUBLIC SAFETY HOSTED E9-1-1 SERVICE

This Pricing Schedule is part of the Agreement between Southwestern Bell Telephone Company, dba AT&T and the Customer referenced above.

This Pricing Schedule consists of this Pricing Schedule and any Attachments hereto (e.g., Statement of Work ("SOW"); Scope of Work ("SCOW"); Inventory Schedule and Payment Terms; Bill of Material; Project Implementation Guide; Implementation Timeline; or Certificate of Acceptance) that currently, or may in the future, reference this Pricing Schedule. In the event of a conflict between this Pricing Schedule and any Attachments hereto, this Pricing Schedule shall take precedence.

SERVICE: An enhanced 9-1-1 ("E 9-1-1") Service provisioned by AT&T that utilizes AT&T Premises to house certain E 9-1-1 Call Handling Equipment for purposes of receiving and transporting E 9-1-1 calls from within a predetermined service area to authorized Public Safety Answering Points (PSAPs) identified by Customer. As part of the Service, AT&T will install Customer End User Equipment identified in the Statement of Work at Customer PSAP Sites; will train Customer's employees on the use of the Customer End User Equipment; and will test the Customer End User Equipment and verify that it is operating as designed. AT&T will also provision the necessary network elements (set forth below) required to deliver E 9-1-1 calls to the Customer PSAP Sites. AT&T will be responsible for the maintenance of the Equipment necessary to provision the Service, as more fully described in the Statement of Work.

SERVICE PROVIDER: Southwestern Bell Telephone Company, d/b/a AT&T .

TERM: The Pricing Schedule Term shall begin on Cutover and continue to the latter of: (a) 5 years from Cutover; or (b) until such time as no Service Components are provided to Customer under this Pricing Schedule.

SERVICE COMPONENTS AND PRICING: The following prices shall apply to the various Service Components offered as part of the Service. Any Service Components that are offered under an AT&T Tariff or Guidebook are offered under the terms and conditions set forth therein unless modified in this Pricing Schedule.

Network Transport Components: The 9-1-1 tariff prices apply to trunking between AT&T Premises and the Customer PSAP Sites.

9-1-1 Database Components: Customer will provide Enhanced 9-1-1 utilizing AT&T's Tandem/Selective Router and utilizing the Automatic Number Identification system and the Automatic Location identification system. The charges and terms and conditions for these features are listed in the AT&T Tariff or Guidebook, as may be modified from time to time.

Other Components: Customer will also order the following Service Components on terms and conditions set forth in the applicable AT&T Tariff or Guidebook.

I. AT&T Bandwidth Services provided under an "AT&T Integrated Data Services Pricing Schedule"
II. AT&T VPN Service provided under an "AT&T VPN Pricing Schedule"
III. AT&T Managed Internet Service provided under an "AT&T Managed Internet Service Pricing Schedule"
IV. AT&T Managed Router Solution provided under an "AT&T Managed Router Solution Pricing Schedule"
V. Point-to-point DS-1 Service provided under an "ILEC Intrastate Services Pricing Schedule Pursuant to Custom Terms"

Equipment and Maintenance: The rates and charges for Equipment (consisting of Customer End User Equipment and Call Handling Equipment) and maintenance of the Equipment are as follows:

Host & PSAP Pricing:			
Host Locations:	**NRC**	**MRC**	
Position 4 Workstation (includes texting, mapping, MIS)	$00.00	$1550.00	
Position 5 Command Post(includes texting, mapping, MIS)	$00.00	$1550.00	
Position 6 Command Post(includes texting, mapping, MIS)	$00.00	$1550.00	
NICE Recorder	$283,249.00	$00.00	
Motorola Assist Bundle (5 years) Cloud mapping, Media, Transcription, Caller Profile	$471,250.00	$0.00	
GIS Data - GEOcomm	$35,104.68	$0.00	
2 Command Post (hardware)	$0.00	$866.00	

(1) Charges For Host Locations not due until Hosts are installed and accepted and first PSAP is on-line and accepted
(2) PSAP Location: Charges Per Position not due until PSAP installed and accepted:

GENERAL TERMS APPLICABLE TO
AT&T PUBLIC SAFETY HOSTED E9-1-1 SERVICE

ADDITIONAL TERMS AND CONDITIONS

1. Definitions

"AT&T E9-1-1 Hosted Service" means the Service as described above, provided on the terms and conditions set forth herein.
"AT&T Premises" means an AT&T owned or operated facility specified in an Order where E9-1-1 Call Handling Equipment will be installed and certain elements of the Service are performed.
"Call Handling Equipment" means the equipment and Licensed Software that AT&T will acquire and install at AT&T Premise(s) for purpose of providing the Services to be provisioned under this Pricing Schedule.
"Customer Premises" means Customer's facility or location specified in an Order where the Equipment will be installed or Services performed. Customer Premises will be deemed Site(s) for purposes of the Agreement
"Cutover" means (i) for a Service, when the Service is first provisioned or made available to Customer's use at any Site; and/or (ii) for Equipment, when it is delivered to a carrier for shipment, or if AT&T provides installation as part of the Services, then upon AT&T's installation of the Equipment and acceptance by Customer.
"Customer End User Equipment" means the equipment and Licensed Software that AT&T licenses or leases, as applicable, to Customer or for which AT&T provides Services as provided hereunder that is installed at a Site. Ownership of, and title to, Customer End User Equipment shall at all times remain with AT&T. Upon termination of this Pricing Schedule, AT&T shall have the right to re-possess the Customer End User Equipment at a mutually agreeable date and time.
"Equipment" unless otherwise defined, means Customer End User Equipment and Call Handling Equipment.
"Order" means any purchase order issued by Customer for Equipment or Services that references this Pricing Schedule, is signed by Customer's authorized representative, and is accepted by AT&T. Orders will be deemed Attachments to this Pricing Schedule once accepted by AT&T.
"PSAP" means a Public Safety Answering Point. The location of a PSAP will be deemed a Site for purposes of the Agreement.
"Statement of Work" or **"SOW"** means the attached statement(s) of work and/or other ordering documents that describe materials and Services to be provided pursuant to this Pricing Schedule. On occasion, SOWs may be entitled Statement of Work (SOW), Scope of Work (SCOW) or Pre-Installation Guide (PIG).

2. Scope

AT&T will procure the Equipment and provision the Service as specified in this Pricing Schedule and any attachments hereto.

3. Customer End User Equipment; Delivery and Installation by AT&T

AT&T will deliver the Customer End User Equipment FOB origin, prepaid and add. Title to the Customer End User Equipment and all risk of loss to the Customer End User Equipment shall pass to Customer at the time of delivery to the carrier for shipment. Origin is defined as the manufacturer's site when the Customer End User Equipment is shipped directly to Customer Site and as AT&T's staging facility when AT&T performs staging on the Customer End User Equipment before delivery to Customer. Customer acknowledges and agrees that AT&T's ability to provide Customer End User Equipment during the term of this Pricing Schedule is contingent upon the supply and delivery schedules of the Customer End User Equipment manufacturer(s). AT&T shall have no liability for delays in any delivery schedule. Customer End User Equipment is described in the SOW attached hereto.

4. AT&T Call Handling Equipment

AT&T shall have no liability for delays in any delivery schedule pertaining to AT&T Call Handling Equipment. AT&T is solely responsible for the installation of AT&T Call Handling Equipment on AT&T Premises.

5. Customer Responsibilities for Installation Services at Customer Premise(s)

AT&T's obligations under this Pricing Schedule and the timely fulfillment thereof, are contingent upon timely receipt from Customer of all reasonably necessary assistance and cooperation in all matters relating to this Pricing Schedule, including reasonable access to relevant personnel, records, information and facilities. Customer shall provide AT&T, in a timely fashion, with all information reasonably required for the performance of the Services by AT&T. Customer represents that all information presently known to be necessary to AT&T's understanding of the Services to be performed have been disclosed or provided to AT&T and Customer will keep AT&T timely informed of any new information which may be necessary to AT&T's understanding of the Services to be performed. Customer shall provide AT&T with reasonable access to the premises necessary for the performance of the Services required under this Pricing Schedule as more fully described in Section 3.1 of the Master Agreement. In the event of Customer's failure to perform its responsibilities hereunder, AT&T may, at AT&T's option, assume or fulfill any and/or all of Customer's responsibilities, directly or through contract with third parties. In such instance, it shall be considered an increase in the scope of the Services. AT&T may charge Customer any and all charges incurred by AT&T due to Customer's failure to timely fulfill its obligations under this Section.

Notwithstanding any other part of this Pricing Schedule: (a) AT&T shall have the right to suspend performance or to pursue any other remedies provided for under the Agreement where Customer delays or fails to comply with this provision; and (b) where any of the measures described above are unreasonably expensive, Customer may request that AT&T suspend its performance until such time as an alternative remedy or course of performance is secured or agreed upon; provided, however, that AT&T may terminate this Pricing Schedule or an Order where any such suspension lasts longer than thirty (30) days.

6. Invoicing and Payment Terms

Invoices for all Customer End User Equipment and AT&T Call Handling Equipment will be issued upon Customer's Acceptance of the Services and Customer End User Equipment, as defined in Section 7 hereof, on a PSAP-by-PSAP basis. Invoices for maintenance Services will be issued pursuant to the terms of the Master Agreement.

7. Initial Acceptance of Services and Customer End User Equipment

On a PSAP-by-PSAP basis, Customer shall have a designated staff member on-site at the initial completion of Services and installation of the Customer End User Equipment to sign the acceptance document, acknowledging the Services were performed in accordance with the SOW and are complete as to each PSAP. If any installation Services are incomplete or nonconforming at the time of initial installation, Customer must provide written notice to AT&T identifying such installation Services within ten (10) business days of notice by AT&T of completion of said Services at a PSAP, or else Customer waives remedy. Upon written notification, AT&T will then have thirty (30) business days to re-perform or complete the nonconforming installation Services. If AT&T is unable to, or fails to, correct such nonconformance in all material respects, AT&T may, as AT&T's sole liability and Customer's sole remedy, refund to Customer all amounts paid by Customer for the nonconforming portion of the installation Services.

8. Licensed Software

Software is provided subject to the particular licensor's standard software license that accompanies Customer End User Equipment. The standard software license is a separate agreement between Customer and the licensor. Customer's assent to the terms and conditions of this Pricing Schedule binds Customer to the terms and conditions of the licensor's standard software license, as if the terms and conditions of the licensor's standard software agreement were fully set forth in this Pricing Schedule, and Customer shall comply with the terms and conditions of the licensor's standard license and associated documentation.

9. Limited Warranty, Limitation of Liability and Limitation of Remedy.

In addition to any similar protections set forth under the Master Agreement, the following provisions apply to Services and Equipment offered under this Pricing Schedule:

9.1 WARRANTIES.

(a) **Equipment**. The Equipment will be provided to Customer on an "As Is" basis. (i) AT&T DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED (INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, TITLE< NON_INFRINGEMENT, OR ARISING BY VIRTUE OF USAGE OF TRADE). (ii) AT&T WILL NOT HAVE ANY OBLIGATION OR BE LIABLE FOR ANY ERROR, OMISSION, DEFECT, DEFICIENCY, OR NONCOMFORMITY IN ANY EQUIPMENT OR ANY OF THE SERVICES. AT&T DOES NOT WARRANT THAT THE OPERATION OF EQUIPMENT WILL BE UNINTERRUPTED OR ERROR FREE. AT&T HAS NO WARRANTY OBLIGATION FOR EQUIPMENT THAT CUSTOMER ACQUIRES THROUGH AT&T AND EQUIPMENT THAT IS NOT MANUFACTURED BY AT&T AND THAT DOES NOT BEAR AN AT&T LOGO OR COPYRIGHT NOTICE. Customer, not AT&T, is responsible for selecting Equipment to achieve its intended results and for promptly verifying that the Equipment performs as specified by the manufacturer or licensor.

(b) **Manufacturer's Warranty**: Notwithstanding the disclaimer set forth in the subsection (a) of this section, AT&T shall pass through to Customer any hardware warranties available from Equipment manufacturers and subsection (a) does not negate any software warranty that Customer may obtain directly from the licensor under the particular licensor's standard software license.

9.2 WORKMANSHIP WARRANTY(a) The provision of Services and any deliverables under this Pricing Schedule shall be performed in a workmanlike manner that would meet commercial industry standards in the field to which the work pertains, as well as any standards set forth in any Attachments, including, but not limited to, any SOWs. No other warranties are provided by AT&T under this Pricing Schedule.

(b) **Further Disclaimer As To Information Provided by Customer.** The Services, as described herein and any Attachments, are based upon, among other things, information provided by CUSTOMER. IN THIS REGARD, AT&T MAKES NO EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED TO AT&T BY CUSTOMER. CUSTOMER ACKNOWLEDGES AND AGREES THAT: (I) NONE OF THE INFORMATION FURNISHED BY CUSTOMER IN CONNECTION WITH AT&T SERVICES AND/OR DELIVERABLES HAS BEEN INDEPENDENTLY VERIFIED BY AT&T AND (II) AT&T EXPRESSLY DISCLAIMS, AND WILL NOT BE SUBJECT TO, ANY LIABILITY WHICH MAY BE BASED ON SUCH INFORMATION, OR ANY ERRORS OR OMISSIONS IN SUCH INFORMATION, WHETHER OR NOT AT&T KNEW OR SHOULD HAVE KNOWN OF ANY SUCH ERRORS OR OMISSIONS, OR WAS RESPONSIBLE FOR OR PARTICIPATED IN THEIR INCLUSION IN OR OMISSION FROM THE SERVICES AND/OR DELIVERABLES. If AT&T does become aware of any errors or omissions in information are made or provided by Customer, AT&T will promptly notify Customer, in writing, of such errors and omissions.

10. Storage of Equipment

AT&T and/or its designated subcontractors may store a reasonable amount of Equipment, materials, tools and other items necessary for the performance of the Services on a Site or in such other secure location(s) as Customer may designate, at no charge.

Customer will take reasonable precautions to protect and maintain the integrity of any such items and will accept delivery of any such items delivered to Customer's Site when AT&T personnel are not available to accept delivery and place or direct the placement of such items on the Site or other secure location(s). In the event Customer accepts delivery of any items under this Pricing Schedule, Customer will promptly notify AT&T of the delivery and location of the items delivered.

11. Amendments; Termination

Customer will be charged for any additions, deletions or changes ("Change") in the Equipment and/or Services. If Customer desires a Change, Customer will notify AT&T by written request, and AT&T will provide Customer a revised Bill of Materials and/or Statement of Work reflecting the Equipment, Service and price changes shipping dates, Cutover dates and other terms. Any increase or decrease in the price occasioned by a Change will be added to/subtracted from the amount of Customer's invoice. After the Effective Date of this Pricing Schedule, any changes to an Order or SOW requested by Customer will be processed as a "Change Order". If AT&T does not receive the executed change documents within 30 (thirty) days, no changes will be made to the original document. This Pricing Schedule may be amended or modified only by written instrument signed by an authorized representative of each party.

If Customer changes the work schedule in a SOW or if compliance with such schedule becomes impractical, due to no fault of AT&T, AT&T reserves the right to reevaluate and amend the pricing for Equipment and Services or to submit change notice for any additional costs incurred as a consequence of such changes.

Either party may terminate this Agreement in whole or in part by giving the other party at least thirty (30) days' prior written notice. Either Party may terminate an Order or Change Order by giving the other Party written notice prior to Cutover. In the event Customer terminates an Order or Change Order: (i) prior to the date of delivery of any Equipment, Customer shall pay as a cancellation fee, and not as a penalty, an amount equal to twenty percent (20%) of the total purchase price of the Equipment cancelled (and once Equipment is delivered to Customer, the relevant Order(s) may not be cancelled); and (ii) Customer shall be liable for an amount equal to fifty percent (50%) of the fees for Services for the remaining term of this Pricing Schedule (or any applicable Order) plus any non-recoverable costs including, but not limited to, amounts incurred by AT&T in connection with the provisioning of cancelled Equipment and Services. Upon termination, Customer agrees to pay all amounts due for Equipment and Services provided by AT&T up to and including the effective date of termination, plus any costs or expenses (including restocking fees) incurred by AT&T in connection with the performance of the Order. In the event the Customer terminates an Order or Change Order prior to Cutover, the Customer shall be liable for all expenses incurred by AT&T under that Order or Change. Upon termination, Customer agrees to pay AT&T all amounts due for Equipment and Services provided by AT&T up to and including the effective date of termination, plus any nonrecoverable restocking fees or other costs incurred by AT&T. Such payment will constitute a full and complete discharge of Customer's payment obligations. Termination will also constitute a full and complete discharge of AT&T's obligations. Any Order in progress or requested prior to the termination of this Pricing Schedule will be completed and Customer agree to pay AT&T for the Services performed and/or any Equipment delivered or installed under the Order.

Customer will only be liable for the charges incurred in connection with termination as described in this Section 11. Customer shall not be responsible for any other termination charges specified in the Master Agreement.

12. Termination of Purchase Order; Suspension of Service

Except as otherwise expressly provided in this Pricing Schedule, Order(s) may not be terminated, suspended or canceled unless: a) the other party is in material breach of or default under such Order, and such breach or default continues for a period of thirty (30) days after the giving of written notice by the party not in breach or default; or b) any federal, state or local governmental agency or regulatory body or a court or tribunal of competent jurisdiction renders or enters an order, ruling, regulation, directive, decree or judgment which restricts or prohibits either party from continuing, impairs either party's ability to continue, or makes impractical or unduly expensive either party's continuance under such Order or this Agreement.

13. General Provisions

AT&T is entitled to increased compensation and/or time for completion where AT&T encounters concealed physical conditions which differ materially from those indicated in any documents provided under this Agreement or otherwise represented by Customer, or latent physical conditions which differ materially from those ordinarily found to exist and generally recognized as inherent in the installation and/or maintenance activities contemplated by this Pricing Schedule, where such conditions would materially interfere with, delay or increase cost of performance under this Pricing Schedule.

All intellectual property in all Services and Equipment shall be the sole and exclusive property of AT&T or its suppliers.

Attachments:

1. Statements of Work e.g. SOW, SCOW, PIG ☐

Ennis PD

SOW, SCOW, PIG

Public Safety Solutions

Prepared by:
Jeff Bievenue
ASE II PSS
11/17/2025

AT&T Confidential and Proprietary

Statement of Work

Executive Summary

The purpose of this document is to define the responsibilities of Southwestern Bell Telephone Company d/b/a AT&T Texas ("AT&T") regarding the Scope of Work, Deliverables, Terms and Conditions of Upgrading a Hosted 911 system for Ennis PD 911. This document and any revisions shall hereafter be recognized as an addendum to the Master Agreement by and between Ennis PD 911 and AT&T.

Contact Information

Customer Information			
Customer Name	Ennis PD 911		
Customer Address	1700 Lake Bardwell		
Contact Position	Contact Name	Contact Number	
IT Manager	Chad Marshall	972-875-4462,,ext 2265	

AT&T Information			
Position	Contact Name	Contact Number	
Applications Sales Consultant	Jeff Bievenue	314-775-3650	
Technical Sales Consultant	Billy Blankenship	512-496-8921	
Project Manager	TBD		

Scope of Work

Overview

Network:

AT&T will utilize the current network in place.

A T1 from Host to customer premise to accommodate traffic. Customer currently uses 3 CAMA trunks to deliver calls to PSAP. ALI circuits will be at the Host site and will be implemented prior to project.

CPE

AT&T will project management the installation of a new 1 new position Vesta off of the North Dallas Host. We will add two Command Post hardware and associated positions off of the North Texas Host. Additionally, we will provision the Motorola Assist bundle to be include: Transcription, Media and Caller Profile. AT&T will also deploy a NICE recorder to record 911 calls on premise.

Lastly, GEOcomm GIS services will be procured to assist the City of Ennis with their GIS needs.

Site Location:

1700 Lake Bardwell

Ennis, TX 75119

Project Details

Equipment Installation

AT&T technician(s) will install PSAP workstation, Command Posts, and Assist Bundle. AT&T will assist with the NICE recorder implementation,

as needed. The new hardware and service will be hosted off of the North Texas Host.

All PCs and backroom equipment that require to be install.

Equipment Strategy

All installation work will be done during normal business hours (8AM-5PM) with no weekend or holiday work. Any work requested by Customer to be performed outside of these hours will be performed as resources are available and at additional cost to Customer, which will be quoted at the time the work is requested.

Motorola Vesta

AT&T techs will coordinate with Motorola on the delivery of required equipment. AT&T PM will then have weekly calls.

Acceptance Criteria

Installation shall be deemed complete when the System is in operating condition. Minor System issues not materially affecting System functionality shall be noted and promptly remedied by AT&T but shall not delay acceptance.

The System (at Ennis PD) will be deemed accepted when:

If the equipment remains in effect and processing 9-1-1 emergency calls for a time period of 30 days or more, it will be considered accepted with out a signed Acceptance letter.

(OR)

A. RELIABILITY - The System has been upgraded, and has been in constant use as the primary source of 9-1-1 call processing, for 72 consecutive hours without Malfunction. “Malfunction” shall be defined as occurrences during which any feature of the System fails to operate and such failure to operate causes one or more 9-1-1 calls to go unanswered or causes an unreasonable delay in answering one or more 9-1-1 calls. Whether an occurrence constitutes a Malfunction will be mutually agreed

upon between Ennis PD 911 and AT&T (agreement not to be withheld unreasonably).

B. FEATURES - The System provides all features and capabilities listed in this Scope of Work and in the Agreement.

C. TRANSMISSION LEVELS - The quality and level of transmission meet published specifications of the System.

D. TRUNK SIGNALING – AT&T tests and observation of the Local Exchange Carrier Central Office trunks at the PSAP demonstrate that:

1. The System seizes and releases trunks without hang-ups, lock-ups, or unintended disconnects.
2. Proper signaling of tandem connections because both called and calling party to disconnect.
3. Calls can be transferred via the tandem to each agency on the transfer list.

E. CAD INTERFACE –The interface to the CAD system is transmitting ANI/ALI data accurately.

F. SYSTEM ACCESS AND SECURITY LEVELS – Each station line has been demonstrated to provide the defined access and restrictions and, the call-handling application software and client server operating system restricts or allows access according to the agreed criteria.

G. DOCUMENTATION - System documentation (Mfg. And AT&T Binder) is complete and on file with Ennis.

H. PUNCH LIST - All deficiencies noted by the vendor or Ennis PD have been corrected by the vendor, except for a punch list which Ennis PD agrees are only made up of “minor items” that should not impact acceptance (agreement not to be withheld unreasonably).

Maintenance Information

Scope of Work: Ennis PD has purchased the equipment and Project Management through AT&T. The installation and maintainenance of the equipment will be by AT&T, Voice Products and Motorola. AT&T will Project Manage the 911 vendor Motorola/Voice Products.

AT&T Responsibilities:

Setup Project calls

Work with the Customer and our 911 Vendor to schedule training.

Be the Point of Contact for the overall project

- **PSAP agents, employees and/or representatives shall contact the** Ennis PD **for repair or replacement of the following items not covered by this agreement.**
- **In the event a part, not currently available in spares, is required for repair of the equipment which is maintained by AT&T under the jurisdiction of this agreement, AT&T will notify the vendor of the required part and cost before placing the order with Motorola.**
- **For requests outside the scope of this Addendum, AT&T will bill according to the following schedule, If AT&T is need to help with installation:**

  - Monday-Friday 8:00AM-5:00PM - $179.00/hr Time and Material.
  - Monday-Friday 5:01PM-7:59AM and all day Saturday and Sunday- $268.50/hr Time and Material.
  - Holidays - $358.00/hr Time and Material.

- **Upon request the AT&T 9-1-1 Resolution Center will provide to Ennis PD electronic documentation of trouble tickets opened for Ennis PD PSAP.**
- **Contact with CareFlite will be in the following order:**

  Project Order of Contact:

  Chad Marshall

  Cell: 903-602-0044

  Office: 972-875-4462, ext 2265

  Live- Post Cut Contact Order:

  Chad Marshall

  Cell: 903-602-0044

  Office: 972-875-4462, ext 2265

All Services and Materials will be provided in accordance with the Agreement which is incorporated herein.

Responsibilities of the Parties

Customer Responsibilities

The customer will be responsible for providing all site preparation including:

- Any building alterations necessary to meet wiring and other site requirements.
- Environmental modifications as required for the hardware i.e.; ventilation, heating, and air conditioning.
- Installation of all site wiring (power and signal, path and lengths).
- Installation of necessary power distribution boxes, conduits, groundings, lightning protection, connectors, and associated hardware.
- Installation of power outlets located within five feet of the equipment to be installed.
- Maintaining a Clean and Dust-Free Equipment Room and PSAP.
- Pay for replacement Parts as needed.

Change Management Procedures

Overview

It may become necessary to amend this Statement of Work for reasons including, but not limited to, the following:

- Customer's changes to the Scope of Work and/or specifications for the Services
- Customer's changes to the Implementation Plan
- Non-availability of resources which are beyond either party's control
- Environmental or architectural impediments not previously identified

Procedures

In the event either party desires to change this Statement of Work, the following procedures will apply:

1. The party requesting the change will deliver a Change Request document (Appendix D) to the other party. The Change Request will describe the nature of the change, the reason for the change, and the effect the change will have on the scope of work, which may include changes to the Deliverables, and the schedule.
2. A Change Request may be initiated by either party for any material changes to the SOW. The designated Program/Project Manager of the requesting party will review the proposed change with his/her counterpart. The parties will evaluate the Change Request and negotiate in good faith the changes to the Services and the additional charges, if any, required to implement the Change Request. If both parties agree to implement the Change Request, the appropriate authorized representatives of the parties will sign the Change Request, indicating the acceptance of the changes by the parties.
3. Upon execution of the Change Request, said Change Request will be incorporated into, and made a part of, this SOW.
4. Whenever there is a conflict between the terms and conditions set forth in a fully executed Change Request and those set forth in the original SOW, or previous fully executed Change Request, the terms and conditions of the most recent fully executed Change Request shall prevail.

Customer Acknowledgment

The customer, by signing below, indicates that the Statement of Work has been read and the terms outlined within have been accepted. This Statement of Work is part of AT&T's Product and Services Agreement. The customer also is aware that any delays incurred because of any of the reasons listed in the Customer Responsibilities section is considered billable time. Any questions concerning AT&T's responsibilities and the work to be done should be directed to the AT&T representative.

Ennis PD 911	**AT&T**
Signature	Signature
Name *(type/print)*	Name *(type/print)*
Title *(type/print)*	**Project Manager** Title *(type/print)*
Date	Date

QUOTATION

Prepared By:
PEAKE
8684 Veterans Highway, Suite 301
Millersville, MD 21108
Sourcewell Contract # 020625-PEAK

04 / 09 / 2026

PEAKE Quotation 260067
Quote Validity: *60 Days*
Terms: Net Due
sales@peake.com
443-336-6527

Supplier Contact Information:
Nicole Forzano, National Accounts Lead
Phone: 469-838-2190
Email: NForzano@peake.com

Quotation For:
City of Ennis - TX
Chad Marshall

Description	Qty	Price	Subtotal
Starlink Performance and Starlink Mini Kit Terminals			
Starlink Performance Terminal (Gen 3)/ external Router Included PERFORMANCE STARLINK TERMINAL - Performance STARLINK Terminal for Mobile Starlink Service plan	1	$2,979.25	$2,979.25
Starlink 1-Case System Ruddegized Fly Away Case System for Gen 3 Starlink System	1	$1,740.80	$1,740.80
			$4,720.05
Annual Recurring			
Public Safety - Monthly Data Allotment 500GB Starlink - 500GB Mobile Priority, $50/50GB Overage	1	$1,980.00	$1,980.00
			$1,980.00
Mobile Command Connectivity			
Dejero M6E6F Antenna Bundle Antenna bundle for Dejero M6E6F, includes (5) Taoglas MA741 antennas and (1) Taoglas MA750 antenna with 25' cables.	1	$1,491.75	$1,491.75
GateWay M6E6F with FirstNet Rack-mounted, FirstNet ready Dejero GateWay network aggregation device with 6 cellular modems and 6 Ethernet ports.	1	$10,932.70	$10,932.70

One year of GateWay M6E6 hardware maintenance and standard support included. Requires GateWay SBT Annual license. Note: Antennas are not included.			
			$12,424.45
Mobile Command Annual Recurring			
BLEND Cloud TacticalIP BLEND GateWay Cloud Services. Network management services and cloud management. Billed annually.	1	$2,386.80	$2,386.80
PRO Support Plus Annual Plan Annual: PRO Support Plus Service -- 24/7 NOC Connectivity Support - Modem Spare in the Air - Advanced Engineering Support on all Network Configurations - Annual Cyber Security Assessment Service	1	$2,388.00	$2,388.00
			$4,774.80

Shipping	**$796.00**
Total	**$24,695.30**

Notes:

- 5M Cabling extensions are included in quotation, alternatives may be an additional cost.
- The USSS vehicle vendor is expected to install all antennas and route corresponding cables to the designated network rack. (not included on this quiote)
- Quote includes PEAKE installation and testing of the Dejero M6E6 gateway units at the USSS DC location.
- Subject to change but all quotations will be valid for 60 days. All quotations exclude any applicable sales or use taxes unless specified and included with the price FOB-MD.

PEAKE.COM

QUOTATION- Recurring Year 2

Prepared By:
PEAKE
8684 Veterans Highway, Suite 301
Millersville, MD 21108

Quotation For:
City of Ennis - TX
Chad Marshall

03 / 13 / 2026

PEAKE Quotation 2600671
Quote Validity: *60 Days*
Terms: Net Due
sales@peake.com
443-336-6527

Description	Qty	Price	Subtotal
Starlink Performance Kit			
Annual Recurring			
Public Safety - Monthly Data Allotment 500GB Starlink - 500GB Mobile Priority, $50/50GB Overage	1	$1,980.00	$1,980.00
			$1,980.00
Blend Annual Recurring			
BLEND Cloud TacticalIP BLEND GateWay Cloud Services. Network management services and cloud management. Billed annually.	1	$2,400.00	$2,400.00
PRO Support Plus Annual Plan Annual: PRO Support Plus Service -- 24/7 NOC Connectivity Support - Modem Spare in the Air - Advanced Engineering Support on all Network Configurations - Annual Cyber Security Assessment Service	1	$2,388.00	$2,388.00
			$4,788.00
Starlink and M6E6 Installation and configuration			
		Total	**$6,768.00**

Notes:

- 5M Cabling extensions are included in quotation, alternatives may be an additional cost.
- The USSS vehicle vendor is expected to install all antennas and route corresponding cables to the designated network rack. (not included on this quiote)
- Quote includes PEAKE installation and testing of the Dejero M6E6 gateway units at the USSS DC location.
-

PEAKE.COM

Subject to change but all quotations will be valid for 60 days. All quotations exclude any applicable sales or use taxes unless specified and included with the price FOB-MD.

Moore Data Solutions LLC
901 White Clover Court
Burleson, TX 76028
(817) 773-8758

Brittney McClelland
City of Ennis
1700 W Lake Bardwell Dr
Ennis, TX 75119

Estimate Number 0000538
Estimate Date 03/05/2026

Description	Rate	Qty	Line Total
Netgate 8300 Max Netgate 8300 MAX pfSense+ Security Gateway	$6,178.80	2	$12,357.60
Netgate TAC Enterprise Subscription Yearly charge for support services on Netgate hardware	$999.00	2	$1,998.00
Ubiquiti Enterprise Campus Aggregation ECS-Aggregation	$4,761.81	5	$23,809.05
Ubiquiti Enterprise Campus 48 PoE ECS-48-PoE (2150W)	$4,023.85	11	$44,262.35
Ubiquiti E7 Access Point E7	$594.18	11	$6,535.98
Ubiquiti U7 Pro Outdoor U7-Pro-Outdoor	$332.22	11	$3,654.42
Ubiquiti U7 In-Wall U7-IW	$177.42	3	$532.26
Ubiquiti Building Bridge UBB	$594.18	1	$594.18
Ubiquiti Ultra 210W USW-Ultra-210W (202W)	$236.96	1	$236.96
Misc Rack Accessories Patch cables, DACs, and other items for cabling install	$3,785.00	1	$3,785.00
Labor Programming and configuring all new equipment for use in EPSF.	$6,000.00	1	$6,000.00
Synology NAS RackStation RS with Rails for NICE recorder offsite backups	$2,597.00	1	$2,597.00
20TB Hard Drive	$649.00	4	$2,596.00

Physical Infrastructure and Cabling Retrofit SFD-20260279	$15,938.48	1	$15,938.48

Subtotal	124,897.28
Tax	0.00
Estimate Total (USD)	$124,897.28

Terms

Estimate good for 2 days and due upon order.

Ennis Police Department - NextGen 911 Grant Funding Worksheet

CB8 Next Gen911 Reimbursment Grant	$839,027.27		
CSEC Dispersement	$120,683.71		
TOTAL GRANT FUNDING	**$959,710.98**		
911 HARDWARE (AT&T Pricing Schedule)			
Host & PSAP Pricing:			
Host Locations:	**NRC**	**MRC**	**Annual RC**
Position 4 Workstation (includes texting, mapping, MIS)	$0.00	$1,550.00	
Position 5 Command Post(includes texting, mapping, MIS)	$0.00	$1,550.00	
Position 6 Command Post(includes texting, mapping, MIS)	$0.00	$1,550.00	
Motorola Assist Bundle (5 years) Cloud mapping, Media, Transcription, Caller Profile	$471,250.00		
GIS Data - GEOcomm	$35,104.68		
2 Command Post (hardware)	$0.00	$866.00	
RECORDER (AT&T Pricing Schedule)			
NICE Inform Recording Software Bundle 74-1B	$123,460.00		
NICE Inform Recording Hardware Bundle 74-1B	$39,580.00		
NICE Installation, Training, PM, SLA Bundle 74-1B	$21,725.00		
5 Year Maintencance Total	$98,484.00		
ROUTER RESILIENCY INFRASTRUCTURE (Moore Data Solutions Estimate)			
Netgate 8300 Max Router, Ubiquite Enterprise Campus Aggregation, and Resiliency Infrastructure and Cabling Retrofit	$124,897.28		
CONNECTIVITY (Peake Quote)			
Starlink Performance Kit Terminal (Gen 3) PERFORMANCE STARLINK TERMINAL	$2,979.25		
Starlink 1-Case System for Gen 3 Starlink System	$1,740.80		
Public Safety - Monthly Data Allotment 500GB Starlink - 500GB Mobile Priority, $50/50GB Overage	$1,980.00		$1,980.00
GateWay M6E6F with FirstNet Rack-mounted, FirstNet ready Dejero GateWay network aggregation device with 6 cellular modems and 6 Ethernet ports. One year of GateWay M6E6 hardware maintenance and standard support included	$10,932.70		
Dejero M6E6F Antenna Bundle Antenna Bundle for Dejero M6E6F	$1,491.75		
BLEND Cloud TacticalIP BLEND GateWay Cloud Services. Network management services and cloud management. Billed annually.	$2,386.80		$2,400.00
PRO Support Plus Annual Plan Annual: PRO Support Plus Service -- 24/7 NOC Connectivity Support - Modem Spare in the Air - Advanced Engineering Support	$2,388.00		$2,388.00
Shipping	$796.00		
GRAND TOTALS	$939,196.26	$5,516.00	$6,768.00
REMAINING BALANCE FOR MRC & Annual RC	**$20,514.72**		

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Conduct a Public Hearing regarding the repeal of the Specific Use Permit granted to Glidepath Power Solutions for the construction and operation of a battery energy storage system on an approximately 7.71 acre lot located in the City of Ennis, Ellis County, Texas which is a portion of Ellis CAD ID 190366.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Planning & Development
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

On December 5, 2023, the City Commission approved Ordinance No. 23-1205-F1, granting a Specific Use Permit (SUP) for the construction and operation of a 50-megawatt Battery Energy Storage System (BESS) on approximately 7.71 acres located at 0 Old Waxahachie Road. The SUP approval included several conditions, including limitations on the number of battery storage containers, required masonry and vegetative screening, and site restoration requirements upon discontinuation of the authorized use.

Pursuant to the City of Ennis Unified Development Ordinance (UDO), preliminary plats must be approved prior to any land division and prior to the commencement of any new development or construction project. Both preliminary and final plat approvals require confirmation of the adequacy of public facilities, that required public improvements have been installed and accepted by the City or that provisions for their installation have been made, and that all applicable requirements and conditions have been satisfied.

Following approval of the SUP on December 5, 2023, Glidepath Power Solutions submitted a plat application (PLAT-24-7) on July 30, 2024. A civil plan review application (CIV-25-25) was not submitted until June 2, 2025. Staff's preliminary review of the civil plan submittal identified multiple items requiring clarification or revision prior to further consideration, including, but not limited to, roadway improvements, drainage and stormwater management, fire protection considerations, and consistency with the approved SUP conditions.

Among the issues identified were the following:

- Battery Storage Container Limitations
    - Condition No. 3 of the approved SUP limits the project to a maximum of 20 battery storage containers. Sheet C300 of the submitted civil plans depicts "Proposed Battery Storage Equipment" in excess of the number authorized by the SUP, rendering the submittal inconsistent with the approved entitlement.
- Stormwater Flow, Receiving Waters, and Drinking Water Source Protection
    - The project site is located approximately 900 feet from a tributary and its associated floodplain that drains to Lake Bardwell, the City's primary drinking water source.

- The City of Ennis operates a public water utility system regulated by the Texas Commission on Environmental Quality (TCEQ) and subject to 30 Texas Administrative Code (TAC), Chapter 290, including requirements related to source water protection, treatment, distribution, and prevention of contamination.
- While civil permit application documents reference potential fire suppression considerations, the submitted plans and supporting documentation do not identify measures to prevent runoff, migration, or contamination of surface waters in the event of a battery failure, fire, or other hazardous release.
- Development within the City's drinking water watershed, including areas draining to Lake Bardwell and its tributaries, must be evaluated to ensure protection of the public water supply from potential sources of contamination.

The Edgewater BESS project's Specific Use Permit was approved subject to specific conditions. Condition No. 1 of Ordinance No. 23-1205-F1 provides that:

- "The City Commission may initiate the repeal of the Specific Use Permit (SUP) if the use for which granted has not commenced within one (1) year of the date of this ordinance."

The one-year period to commence the use authorized under the SUP has lapsed, and the project has not commenced.

On February 17, 2026, the City Commission passed and approved Resolution No. 26-0217-G10 formally initiating the repeal of the Specific Use Permit granted to Glidepath Power Solutions for the construction and operation of a battery energy storage system on an approximately 7.71 acre lot located on a portion of Ellis CAD ID 190366. The repeal process will follow the same procedure that was required to approve the Specific Use Permit.

On March 23, 2026, the Planning and Zoning Commission held a public hearing and discussed and considered repeal of the Specific Use Permit granted to Glidepath Power Solutions. The Planning and Zoning Commission voted unanimously in favor of the repeal.

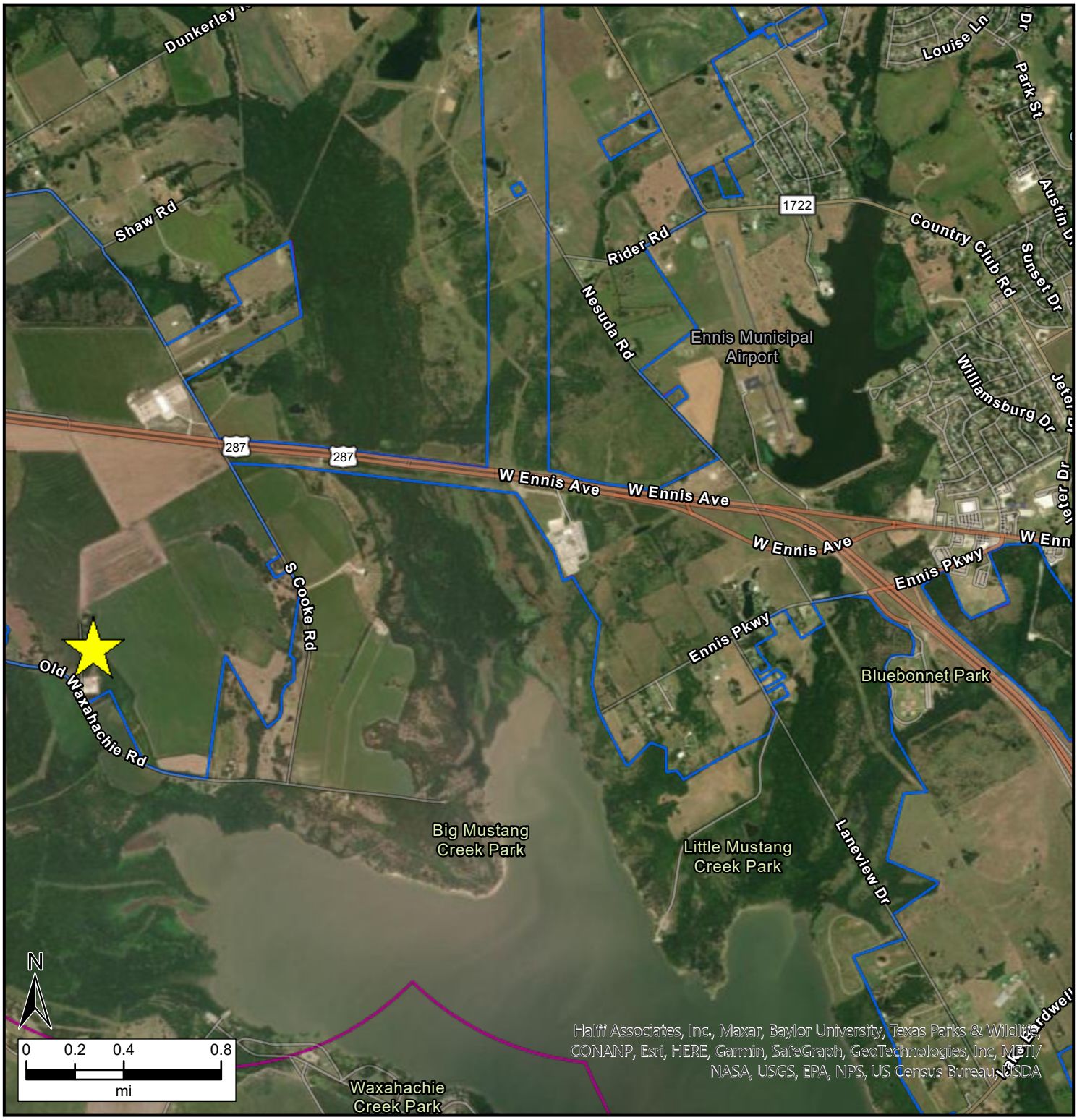
RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

Glidepath BESS_Vicinity Map
Glidepath BESS_Zoning Map
ORDINANCE NO. 23-1205-F1-An Ordinance granting an SUP for a 50 megawatt battery energy storage system on 7.71 acres, portion of P
RESOLUTION NO. 26-0217-G10-Glidepath Power Initiating SUP Repeal
Glidepath BESS_ MemorandumBuffer CC
Glidepath BESS_SPO Responses
Edgewater Letter 2026.03.13_CB

Vicinity Map

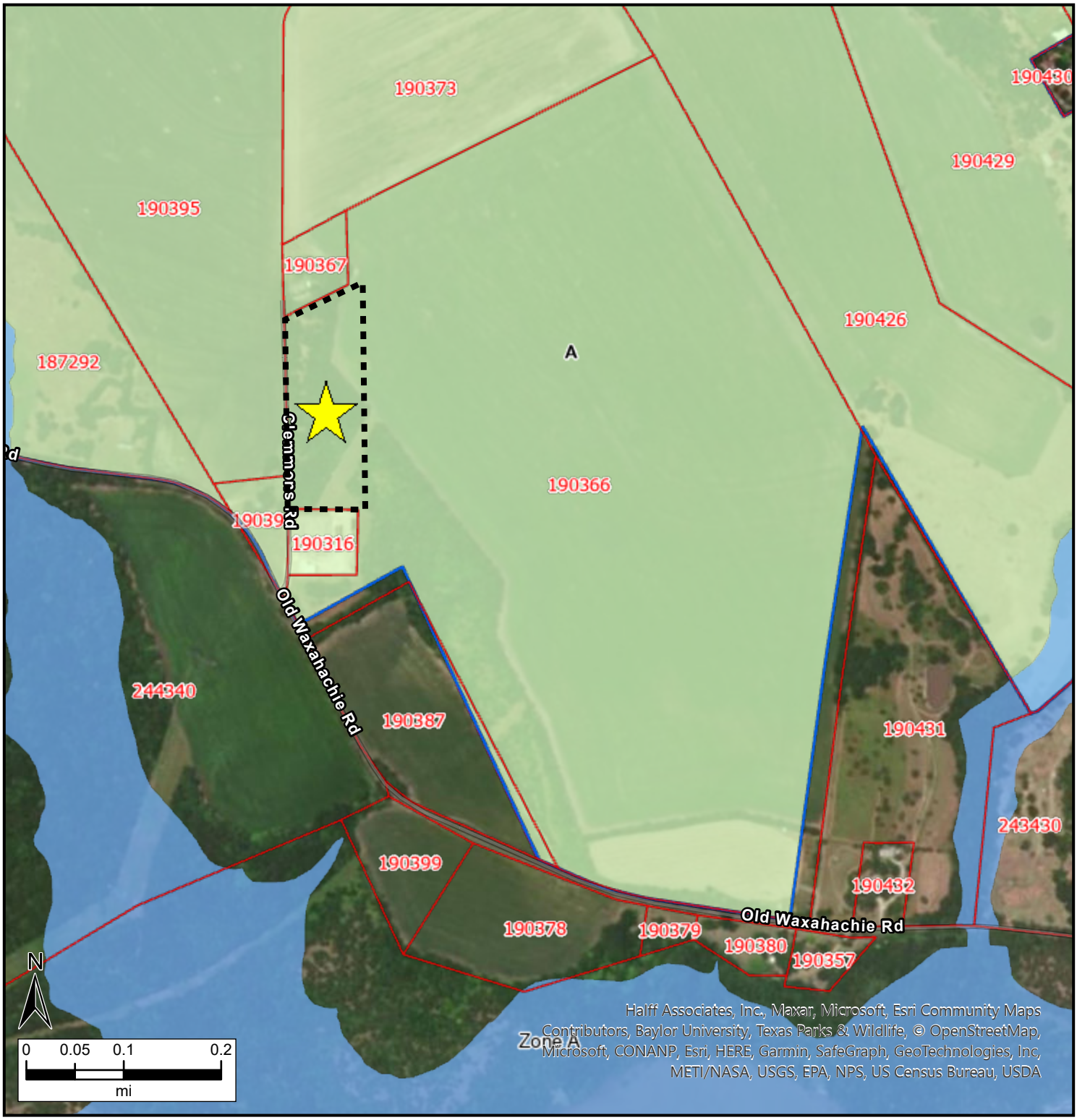


Legend

- Ennis ETJ
- Ennis City Limits
- Other Cities Limits

ENNIS TEXAS
The bluebonnet spirit of Texas

Zoning Map



Legend

Property ID Labels	A Agricultural	NC-MF2 Neighborhood Multi-Family 2
Parcels	RE Residential Estate	NC-D Neighborhood Duplex
Ennis ETJ	R-10 Single Family Residential 10	D Duplex
Ennis City Limits	R-5 Single Family Residential 5	TH Townhome
Other Cities Limits	R-5-Z Single Family Residential 5 Zero Lot Line	MF-1 Multi-Family 1
A	R-5-PD #5 Single Family Residential 5 Planned Development	MF-2 Multi-Family 2
AE	R-5-PD #7	MH Manufactured Home
AE w/ FLOODWAY	NC Neighborhood Conservation	C Neighborhood Commercial
FEMA BFE	NC-MF1 Neighborhood Multi-Family 1	CC-PD Corridor Commercial Planned Development

ENNIS TEXAS
The bluebonnet spirit of Texas

ORDINANCE NO. 23-1205-F1

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A 50 MEGAWATT BATTERY ENERGY STORAGE SYSTEM FOR GLIDEPATH POWER SOLUTIONS, ON A LOT MEASURING APPROXIMATELY 7.71 ACRES IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, PORTION OF ELLIS CAD ID 190366, ZONED "A" AGRICULTURAL; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING FOR A PENATLY NOT EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) PENALTY CLAUSE FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ennis, Texas has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Ennis, Texas to approve a Specific Use Permit (SUP), as set forth below; and

WHEREAS, a Specific Use Permit (SUP) for the construction and operation of a 50 megawatt battery energy storage system has been requested by Glidepath Power Solutions to be located at an approximately 7.71 acre lot, tract, or parcel of land in the City of Ennis, Ellis County, Texas, portion of Ellis CAD ID 190366, and more particularly described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Planning and Zoning Commission of the City and the City Commission, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of their legislative discretion have concluded that the Specific Use Permit (SUP) should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Specific Use Permit Granted. A Specific Use Permit (SUP) for the approximately 7.71 acre lot, tract, or parcel of land in the City of Ennis, Ellis County, Texas is hereby granted on the property described in Exhibit A, attached hereto and incorporated herein, subject to the following conditions:

1. The City Commission may initiate the repeal of the Specific Use Permit (SUP) if the use for which granted has not commenced within one (1) year of the date of this ordinance.
2. In the event the building, premises or land use under this ordinance is voluntarily vacated for a period in excess of 180 days, the use of the same shall thereafter conform to the regulations of the original zoning district of such property unless a new and separate Specific Use Permit is granted for continuation of the same.
3. A maximum of 20 battery storage containers are allowed on the site.
4. Masonry and vegetative screening must be installed and maintained.
5. After the land use has been vacated, the property shall be completely cleared of all equipment, foundations, and pads. The site shall be left in a manner conducive for agricultural use.

SECTION 3. Enforcement. Any person or corporation who shall violate any of the provisions of this SUP shall be subject to the penalties set forth in Article 3.4, Enforcement and Penalties, of the City of Ennis Unified Development Ordinance.

SECTION 4. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 5th day of December, 2023

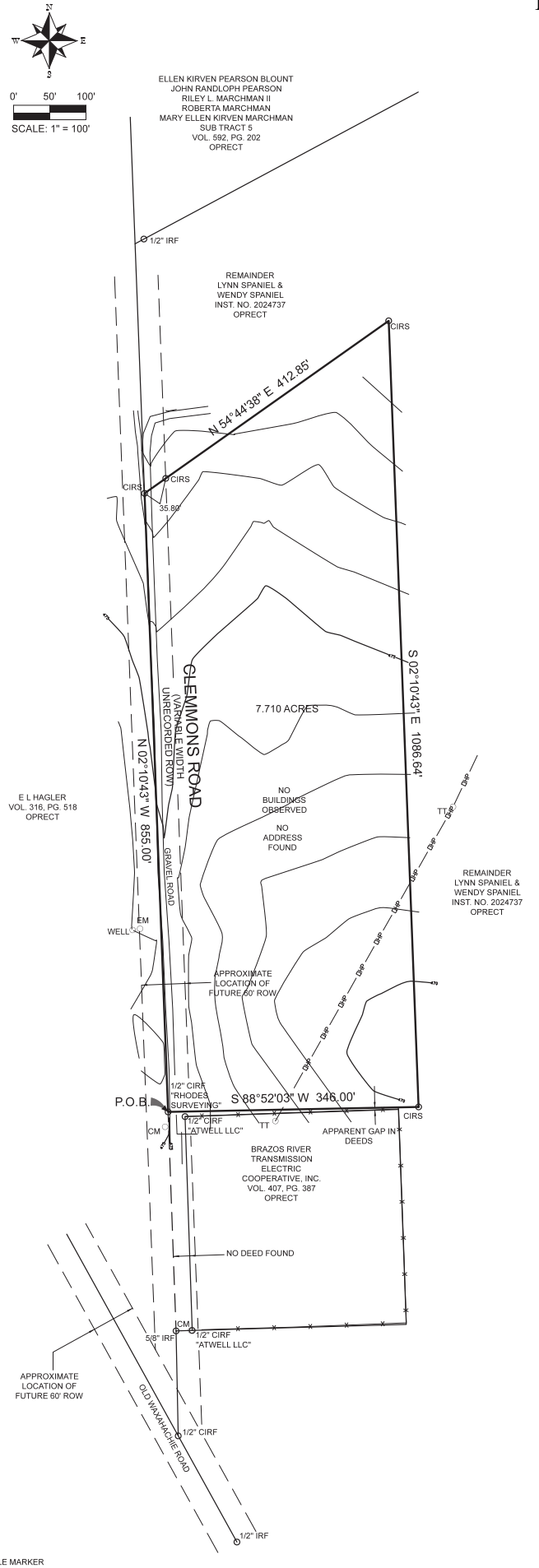
ANGELINE JUENEMANN, Mayor

ATTEST:

Angie Wade

ANGIE WADE, City Secretary

EXHIBIT A



NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY - NO EASEMENTS PROVIDED TO SURVEYOR BY CLIENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT - NO TITLE REP[ORT PROVIDED TO SURVEYOR BY CLIENT.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0375F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

(XXX) INDICATE RECORD OR DEED CALLS

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE H.H. SWISHER SURVEY, ABSTRACT NO. 955, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO LYNN SPANIEL AND WENDY SPANIEL, RECORDED IN INSTRUMENT NO. 2024737, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RHODES SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID SPANIEL TRACT, IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO E.L. HAGLER, RECORDED IN VOLUME 316, PAGE 518, OPRECT, IN THE CENTERLINE OF CLEMMONS ROAD (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);

THENCE N 02°10'43" W, ALONG THE WEST LINE OF SAID SPANIEL TRACT AND THE COMMON EAST LINE OF SAID HAGLER TRACT AND THE APPROXIMATE CENTERLINE OF SAID CLEMMONS ROAD, A DISTANCE OF 855.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID SPANIEL TRACT, AS FOLLOWS:

N 54°44'38" E, PASSING AT A DISTANCE OF 35.80 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 412.85 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 02°10'43" E, A DISTANCE OF 1086.64 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 88°52'03" W, A DISTANCE OF 346.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.710 ACRES OF LAND MORE OR LESS.

TO EDGEWATER ENERGY STROAGE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/19/2021.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

DATED: 10/19/2021

STATE OF TEXAS
REGISTERED
TIMOTHY L. JACKSON
5644
PROFESSIONAL
LAND SURVEYOR

LEGEND:

CM = CABLE MARKER
CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
EM = ELECTRIC METER (DEAD)
OHP = OVERHEAD POWER LINE
TT = TRANSFORMER TOWER
(XXX) INDICATE RECORD OR DEED CALLS

PROJECT NO. 1944

ALTA/NSPS LAND TITLE SURVEY
7.710 ACRES
SITUATED IN THE
H.H. SWISHER SURVEY
ABSTRACT NO. 955
ELLIS COUNTY, TEXAS

TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

TxRCS
TEXAS REALITY CAPTURE & SURVEYING LLC

ENNIS
TEXAS
The bluebonnet spirit of Texas

RESOLUTION NO. 26-0217-G10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, INITIATING THE REPEAL OF THE SPECIFIC USE PERMIT ISSUED TO GLIDEPATH POWER SOLUTIONS FOR THE CONSTRUCTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM ON AN APPROXIMATELY 7.71 ACRE LOT LOCATED IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS WHICH IS A PORTION OF ELLIS CAD ID 190366.

WHEREAS, by Ordinance No. 23-1205-F1 passed on December 5, 2023, the City Commission granted a Specific Use Permit ("SUP") to Glidepath Power Solutions for the construction and operation of a battery energy storage system on an approximately 7.71 acre lot located in the City of Ennis, Ellis County, Texas which is a portion of Ellis CAD ID 190366 (Property"); and

WHEREAS, the SUP contained several conditions, one of which was that the SUP could be repealed "if the use for which granted has not commenced within one (1) year" of the passage of Ordinance No. 23-1205-F1; and

WHEREAS, the battery energy storage use has not commenced at the Property; and

WHEREAS, the City Commission has determined that it would be beneficial to and in the best interest of the residents of Ennis to initiate the repeal of the SUP.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The City Commission finds that the recitals set forth above are true and correct and are incorporated into this Resolution as if written herein.

SECTION 2: The City Commission hereby initiates the repeal of the SUP and authorizes the City Manager or her designee to take all steps necessary for this zoning process, including placing this item on a Planning and Zoning Commission agenda for consideration and a public hearing.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been

enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph
or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 17th day of February, 2026.

CITY OF ENNIS TEXAS

Lynda Isbell
LYNDA ISBELL, Mayor

ATTEST:

Angie Wade
ANGIE WADE, City Secretary

ENNIS
TEXAS
The bluebonnet spirit of Texas

PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: **APRIL 21, 2026**

TO: **CITY MANAGER**
CITY COMMISSION

FROM: **PLANNING DEPARTMENT STAFF**

RE: **REPEAL OF S.U.P. ISSUED TO GLIDEPATH POWER SOLUTIONS (ORD. NO. 23-1205-F1) FOR THE CONSTRUCTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM ON APPROXIMATELY 7.71 ACRE LOT, PORTION OF ELLIS CAD ID 190366**

Notification to Property Owners:

Out of **five (5)** property owner notifications, **ZERO (0)** were filed with an **"IN FAVOR OF"** vote and **TWO (2) "IN PROTEST AGAINST"** vote filed.

In accordance with Texas Local Government Code 211.0061, when protests contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

The total area of land **(378,174.69 square feet)** of those against the proposed zoning change reaches **55.55%** and therefore, this case **requires a favorable vote of three-fourths (3/4) of all City Commission members in order to be approved.**

Erica Stubbs
Erica Stubbs | Senior Planner

F.1.

(5) Letters Sent
(0) Approvals
(2) Protests

CITY OF ENNIS, TEXAS
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

COMMENT SOLICITATION SHEET

PID No. 190367

City of Ennis Inspection Services Received
MAR 16 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the below referenced planning case on **Monday, March 23, 2026 at 6:00 PM** and the City Commission on **Tuesday, April 21, 2026 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on March 4, 2026**.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary): In Favor of Project Continuing

IN FAVOR OF	X IN PROTEST AGAINST
Signature	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action. Print Name Lynn Spaniel Signature Print Name Signature

PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

OR

E-MAIL TO
jbarake@ennistx.gov
estubbs@ennistx.gov

THE SPANIEL LYNN & WENDY REVOCABLE LIVING TRUST
416 S Cooke Rd
Ennis TX 75119-1198

CITY OF ENNIS, TEXAS
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

COMMENT SOLICITATION SHEET

PID No. 190366

City of Ennis
Inspection Services
Received
MAR 16 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the below referenced planning case on **Monday, March 23, 2026 at 6:00 PM** and the City Commission on **Tuesday, April 21, 2026 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.

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In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):
In Favor of Project Continuing

IN FAVOR OF	X IN PROTEST AGAINST
Signature: [illegible]	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.
W.S.	Print Name: Wendy Spaniel
	Signature: Wendy Spaniel
	Print Name:
	Signature:

PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

OR

E-MAIL TO
jbarake@ennistx.gov
estubbs@ennistx.gov

THE SPANIEL LYNN & WENDY REVOCABLE LIVING TRUST
416 S Cooke Rd
Ennis TX 75119-1198

March 13, 2026
Erica Stubbs, Senior Planner
City of Ennis
108 West Knox Street
Ennis, TX 75119

Re: Special Use Permit Application to Develop a Battery Energy Storage System

Dear Members of the Staff, Planning Commission and City Council:

Glidepath Power Solutions was pleased to receive unanimous approval for this application by the City of Ennis to develop and operate a Battery Energy Storage System in 2024. Since then, two issues have come to light, and we would like to provide further information to the city that supports the project. The first was the number of containers. We have revised the site plan to equal the number of containers approved in the SUP. This issue has been rectified. The second and primary issue of the notice to withdraw has been the concern of some within the city regarding the potential contamination of surface waters if there was a failure.

1) The potential of contamination of surface water is an understandable concern. One of which we rely heavily on the experts. Please refer to the attached "Assessment of Potential Impacts of Fires at BESS Facilities" that was created by American Clean Power in conjunction with Fire Risk Alliance. It states:

   "In none of the reviewed cases of environmental sampling related to the BESS fire events were contaminant concentrations found that would pose a public health concern or necessitate further remediation. This finding includes airborne contamination sampling conducted on-site, off-site, and within nearby communities, as well as relevant sampling of water from firefighting activities, automatic suppression system run-off, and groundwater testing in specific instances."

2) The project is a passive facility as it requires no city water, city sewer, city power and after construction, has very little traffic (average of 1-2 visits per month).

3) The tax implications (benefits) to the city, school district and county are large. Please refer to the Property Tax Estimate prepared by Complex Property Tax Specialists. It estimates that:

Total RE Tax for life land	**$204,854**	**Est RE Tax**
Tax Breakout by Jurisdiction for life of asset		
	$6,182,713	**Ennis ISD**
	$1,301,361	**Ellis County**
	$3,463,327	**City of Ennis**
	$92,649	**Lateral Road**

Total Property Tax for life of asset	**$11,040,051**	**Total Est Tax**

That is a projected additional tax revenue over the next 24 years of $11,040,051, of which $3,346,327 goes directly to the City of Ennis for hosting a benign and safe project.

It is important to us to be a good corporate citizen and work cooperatively with each local community. We would be happy to work with staff on any design issues on the project.

We hope you deny the resolution in front of you as we look forward to investing in the local community to advance the clean energy economy, increase resiliency, create jobs, reduce greenhouse gas emissions and improve air quality, and help lower regional electricity costs in the long run.

Sincerely,

Chuck Beisner
Senior Director of Development
Glidepath Power Solutions

Attachment A – Assessment of Potential Impacts of Fires at BESS Facilities

Assessment of Potential Impacts of Fires at BESS Facilities

LITERATURE REVIEW | August 21, 2025

Prepared by Fire & Risk Alliance, LLC. for:
The American Clean Power Association

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Revision Notes:

			Authored:	Reviewed:	Approved:
Revision 0	August 21, 2025	Initial Release	JG, JM, MF	NR	NR

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1 Executive Summary

Battery Energy Storage Systems (BESS) have become an essential component of modern energy infrastructure, supporting grid stability, renewable energy integration, and peak demand management. While concerns about fire hazards have been raised, historical data and scientific studies indicate that BESS remains a relatively safe technology with minimal environmental contamination risks. Furthermore, many reported fire incidents involved legacy systems that were designed, installed, and operational before the development and implementation of comprehensive national safety standards, such as NFPA 855 and UL 9540A.

This report provides an analysis of historical BESS fire incidents and, their causes, a review of the types of contaminants released, the extent of environmental impacts, and how advancements in safety regulations and technology have mitigated risks.

In none of the reviewed cases of environmental sampling related to the BESS fire events were contaminant concentrations found that would pose a public health concern or necessitate further remediation. This finding includes airborne contamination sampling conducted on-site, off-site, and within nearby communities, as well as relevant sampling of water from firefighting activities, automatic suppression system run-off, and groundwater testing in specific instances.

1.1 Historical Incidents: Context and Key Findings

A review of 35 documented large-scale BESS fire incidents in the United States (2012–2024) provides valuable insights into the evolution of ESS safety. These incidents occurred in 16 states, with California reporting the highest number (12). The following key trends emerged from the analysis:

- **Legacy System Involvement:** Many of these incidents involved early-generation BESS units that predate modern safety codes and lacked rigorous testing and integrated safety features.
- **Early Lifecycle Failures:** Nearly half (51%) of incidents reported the age of the system, with almost half of those incidents occurring within the first six months of operation, highlighting potential challenges during the commissioning and initial operational phases of BESS units.
- **Operational State at Time of Incident:** Among incidents where operational status was known, 69% of fires occurred during system use, while 17% took place during assembly, testing, or pre-commissioning.
- **Challenges in Root Cause Analysis:** Investigating BESS fires is complex due to the destruction of components at high temperatures. Available data suggests that failures primarily stemmed from system integration, construction, and assembly issues rather than fundamental battery chemistry concerns.
- **Advancements in Safety and Design:** Newer ESS units benefit from improved safety measures, such as advanced thermal management, suppression systems, and containment enclosures, significantly reducing the likelihood of large-scale incidents.

1.2 Case Studies of Notable BESS Fire Incidents

Several high-profile incidents illustrate the evolution of BESS safety and the limited environmental consequences of such fires. These incidents were also selected because they have published environmental impact assessments. Notable examples include:

- **Valley Center, CA (2022):** A small component-level BESS fire at a 560 MWh system. The fire was contained to a single module within a rack in one enclosure.

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- **East Hampton, NY (2023):** A larger component-level fire at a 40 MWh system. The fire reportedly began as a result of a smoldering battery.
- **Surprise, AZ (2019):** A BESS enclosure fire and explosion in a 2 MWh system. Several firefighters were injured due to unexpected gas ignition and to date remains the sole incident in the US in which a person was injured.
- **Escondido, CA (2024):** A BESS enclosure fire at a 120 MWh system. The fire was limited to a single enclosure and had a duration of approximately 13 hours.
- **Lyme (Chaumont), NY (2023):** A BESS enclosure fire in a 15 MWh system. Four enclosures and two transformers were involved.
- **Melba, ID (2023):** A BESS enclosure fire that occurred in an 8 MWh system while in the pre-commissioning stage. The fire caused several battery stacks to be burned, and the fire had a duration of 3 days.
- **Warwick, NY (2023):** Two separate BESS fires occurred within 24 hours at a 36 MWh and a 17.9 MWh system. The BESS were allowed to consume themselves in a controlled manner, illustrating the shift in firefighting tactics from active suppression efforts to passive cooling of targets.

Table 1 summarizes the environmental sampling that was reported in the literature for each of the case studies selected. The documented record of environmental sampling performed for these events showed considerable variation in both the type of sampling conducted and the protocols employed, particularly concerning airborne contamination testing. Sampling was carried out by site personnel, HAZMAT first responders, and State and EPA personnel, often involving third-party consultants or testing laboratories.

Table 1: Summary of Environmental Sampling Performed at Case Study BESS Fires

Event #	Location	Date	Air	Soil	Water
1	Valley Center, CA	5-Apr-22	N/A	N/A	N/A
2	East Hampton, NY	31-May-23	X	X	X
3	Surprise, AZ	19-Apr-19	X	X	X
4	Escondido, CA	5-Sep-24	X		X
5	Lyme (Chaumont), NY	27-Jul-23	X	X	X
6	Melba, ID	2-Oct-23	X		
7	Warwick, NY	26-Jun-23	X	X	X

In addition to the case studies summarized above, a large indoor BESS fire occurred on January 16, 2025, involving a 1,200 MWh system at Moss Landing, CA. This facility, uniquely designed to operate within a historic, retrofitted former natural gas plant, is anomalous in several ways and would not be allowed under today's codes and standards. Accordingly, this incident is described separately in Appendix B and is not reflected in the conclusions of this report.

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1.3 Regulatory and Scientific Assessments on Environmental Impact

- **ISO Standard 26367-1** provides a framework for assessing the environmental impact of fires.
- **EPA Risk Management Program** provides guidance on how to conduct off-site consequence analyses under the EPA's Clean Air Act and provides guidance both on establishing the worst-case scenarios for evaluation and data on a variety of toxic substances.
- **EPRI Guidance Documents**: The Electric Power Research Institute (EPRI) has published guidance on the available plume models that may be used for evaluating the potential airborne contamination from BESS fires and these guidance documents provide a modeling framework for performing air modeling simulations of BESS fires.
- **Community Risk Assessment Studies**: Studies performed by various engineering consultants model the spread of acid gases (HF and sometimes HCN and HCl) and conclude that acid gas emissions generally do not reach levels of concern beyond the immediate fire site. This conclusion is supported by limited large-scale BESS fire testing.

1.4 Environmental Impact Assessment

The environmental consequences of BESS fires have been a subject of increasing scrutiny. However, data from real-world incidents, experimental studies, and environmental monitoring efforts indicate that BESS fires have a minimal long-term environmental impact compared to other large industrial and structural fires.

1.4.1 Airborne Emissions from BESS Fires

A key concern in BESS fire events is the release of toxic gases, but studies indicate that emissions are largely confined to the immediate vicinity of the fire, with rapid dissipation and concentration reduction in open-air scenarios. It has also been shown that fires involving BESS share many similarities with conventional fires, particularly those involving plastics, in terms of combustion byproducts. This is because the materials that make up lithium-ion batteries—such as polymer-based separators, electrolytes, and enclosures—contain hydrocarbons and other organic compounds that produce similar combustion emissions when the materials are exposed to high temperatures. Key findings on airborne contaminants include:

- **Common Gases Released:** BESS fires primarily emit CO, CO_2, and volatile organic compounds (VOCs), and may emit other trace gases such as HF, HCN, or others depending on the battery chemistry and overall materials of construction of the BESS unit.

- **Limited Off-Site Impact:** Air sampling from past incidents has found that contaminant concentrations beyond the immediate fire scene do not pose a public health risk. For example, monitoring at the Escondido, CA and NY incidents showed no detectable hazardous concentrations in nearby communities and initial shelter in place and evacuation orders were generally lifted shortly after the measurements were taken.

- **Flammability and Gas Dispersion:** The rapid dispersion of gases in outdoor BESS fires limits the potential for widespread toxic exposure. Studies show that the local concentration of gases rarely reaches flammability limits in well-ventilated environments and toxic gases are rapidly diluted.

1.4.2 Soil and Water Contamination

Concerns about soil and water contamination primarily arise from firefighting suppression efforts, particularly when large volumes of water are used. However, available data from real-world incidents and testing does not support the notion of widespread contamination risks. Key findings include:

- **Firefighting Water Runoff:** The consensus best practice for response to a BESS fire is to allow the BESS to consume itself and provide cooling water to targets if needed. Unless there is direct suppression water applied to the BESS on fire, any cooling water applied will be similar to rain and

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no potential contaminants will be included in any runoff. While lithium-ion battery fires produce chemical byproducts, studies show that their solubility in water is low, limiting the potential for groundwater contamination if direct suppression efforts are performed. Additionally, standard stormwater management practices help prevent runoff from reaching natural water sources in the event that the fire department determines that suppression efforts are required.

- **Environmental Sampling Results:** In past BESS fire incidents where environmental sampling was conducted, water and soil samples did not reveal hazardous contamination levels requiring remediation.

1.5 Firefighting Strategies and Risk Mitigation

Lessons learned from BESS fire events have impacted the firefighting tactics and safety features for newer BESS installations and provided increased awareness of safety and environmental considerations.

1.5.1 Key Firefighting Considerations

The evolution of BESS firefighting strategies has led to a shift in approach, particularly in cases where deep-seated battery fires occur within enclosed containers. Fire suppression tactics now emphasize containment and cooling of targets rather than active suppression efforts, therefore reducing potential environmental impacts, particularly those associated with soil and water contamination.

- **Controlled Burn Approach:** Many fire departments now adopt a strategy of letting a burning BESS container consume itself rather than applying excessive amounts of water. This minimizes the potential runoff and reduces potential exposures to soil and water.

- **Regulatory Compliance:** Adherence to updated standards such as NFPA 855 and UL 9540A ensures that newer BESS installations include fire safety features designed to limit fire initiation and propagation, therefore reducing potential environmental impacts in the event of a fire.

1.5.2 ESS Safety and Environmental Considerations

While BESS fire incidents have raised safety concerns, it is important to contextualize these events within the broader landscape of industrial and energy-related hazards. Many documented BESS fires involved early-generation systems that predate modern safety standards. The implementation of robust national codes and advancements in ESS design have significantly improved fire safety and reduced risks.

Crucially, environmental monitoring data from real-world BESS fire incidents does not support claims of widespread contamination. Airborne emissions are short-lived and localized, soil and water contamination risks are minimal, and existing firefighting strategies further mitigate potential environmental harm.

As the BESS industry continues to evolve, adherence to best practices in system integration, commissioning, and fire protection will further enhance safety and environmental sustainability. With continuous ongoing research and advancements in technology, ESS remains a reliable and safe energy storage option.

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2 Introduction

Battery Energy Storage Systems (BESS) have become an essential component of modern energy infrastructure, supporting grid stability, renewable energy integration, and peak demand management. With the rapid introduction of BESS, concerns about the fire hazards associated with this equipment have been raised. To address these concerns, American Clean Power (ACP) has engaged Fire & Risk Alliance, LLC (FRA) to provide an independent analysis of historical Lithium-Ion (Li-Ion) Battery Energy Storage System (BESS) fire incidents and their causes, a review of the types of contaminants released, the extent of environmental impacts, and how advancements in safety regulations and technology have mitigated risks.

This report discusses the concerns related to BESS fires and the potential environmental impacts stemming from them. It is intended to provide an in-depth review of the available information, including case studies of past incidents and analysis of fire characteristics. By examining the causes, consequences, and mitigation strategies for BESS fires, the report aims to inform stakeholders and guide future safety improvements in the deployment of Li-Ion BESS systems.

3 Battery Energy Storage Systems

In recent years, the number of large and utility-scale BESS units has increased throughout the United States (US). These systems function by storing surplus power during lower demand periods and discharging it when electrical demand is elevated. As power demands continue to rise in the US, BESS units provide a highly effective method for energy storage and rapidly expanding electrical power capacity during peak demand periods.

According to the US Energy Information Administration (EIA), BESS capacity has increased drastically since 2021 and total installed US battery capacity exceeded 26 GW in 2024 [1]. Figure 1 shows the current and projected BESS storage capacity, in terms of total gigawatts.

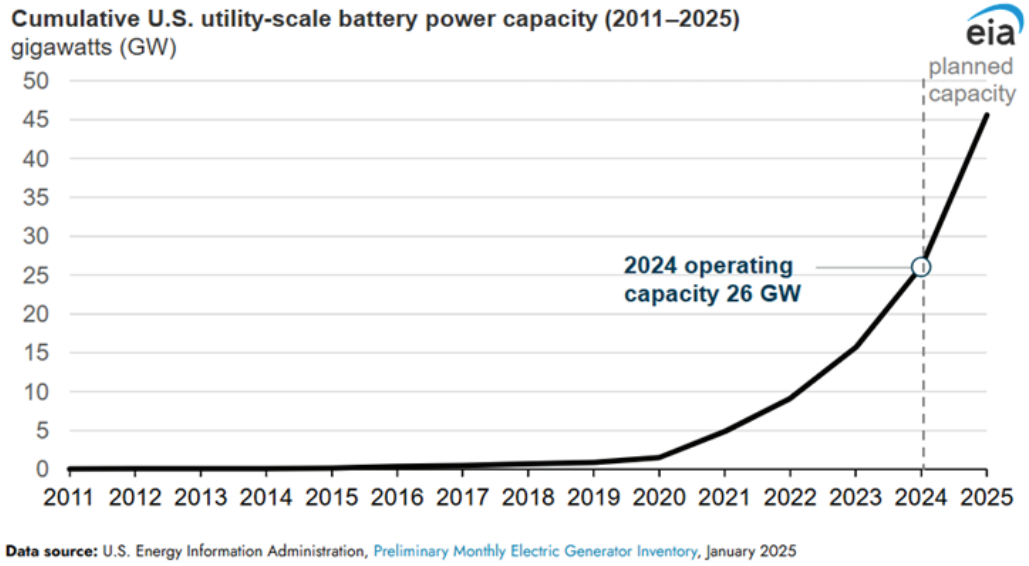

Figure 1: Cumulative Installed Battery Capacity in the US [1]

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Utility scale BESS are typically installed near electrical substations or other utility plants to improve both the economic and power efficiency of the systems. The EIA defines large/utility scale energy storage to have “at least 1 MW of net generation capacity and are mostly owned by electric utilities or independent power producers to support the power grid” [2].

While renewable energy sources have contributed to the growth of BESS, BESS are increasingly being installed to provide grid stability, reduce the need for peak plants, and to take advantage of excess power generation from traditional power producers.

According to the DOE Global Energy Storage Database, there were 635 utility-scale Li-Ion BESS installations in the U.S. through the end of 2023 [3]. Cleanview reports that an additional 175 utility-scale BESS were built in 2024 [4]. Assuming from the DOE database data that 90-95% of new BESS installations in 2024 were Li-Ion BESS technology, the best approximation for the number of operating Li-Ion BESS facilities in the US at the end of 2024 is approximately 800.

4 BESS Fires

BESS fires remain a relatively uncommon but significant concern within the energy sector. As these systems continue to expand in deployment and capacity, understanding the characteristics of BESS fires is crucial for improving fire safety, emergency response, and system design. These fires can vary widely in duration, ranging from minutes to multiple days.

This section provides a brief overview of 35 documented large-scale BESS fire incidents in the US (listed in Appendix A of this report), examining key trends, common failure modes, and contributing factors, while Section 4.3 provides additional details on seven incidents in which environmental monitoring data was available. These incidents offer valuable insights into the fire risks associated with BESS technology and can serve to inform ongoing safety improvements.

4.1 Selection Criteria for Incident Analysis

The 35 incidents included in this review were selected based on specific criteria to ensure relevance to utility-scale BESS fire safety research. The inclusion criteria were:

- Fires occurring in the US
- Large/utility-scale, stationary BESS units[1]
- Lithium-Ion Battery (LIB) installations

The incidents occurred across 16 states, with California experiencing the highest number (12 cases) (Figure 2). In 10 states, only one incident was included. These fires spanned nine years (2012–2024) (Figure 3), though some years lacked reported incidents due to underreporting or data limitations [5, 6].

[1] A few exceptions were included: 3 transport-related incidents and 1 warehouse incident, in which additional plume data was available for review

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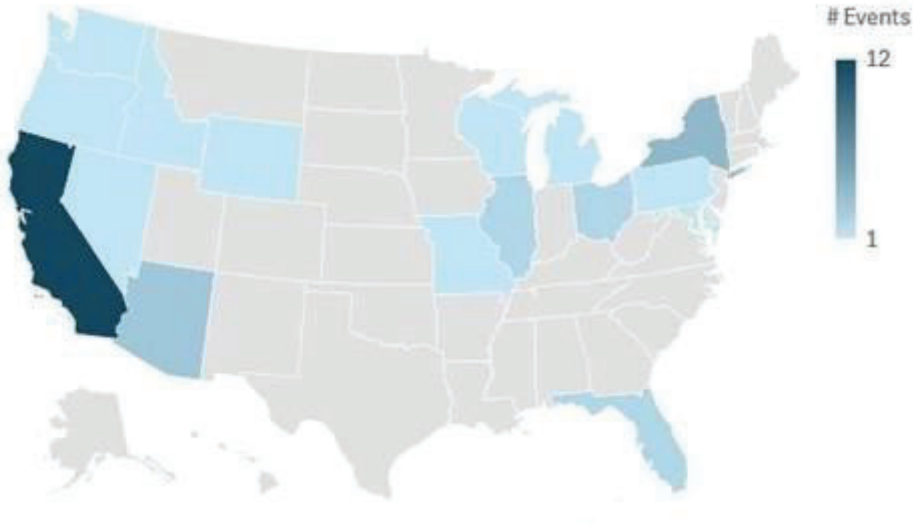

Figure 2: States in which Included Incidents Occurred[2]

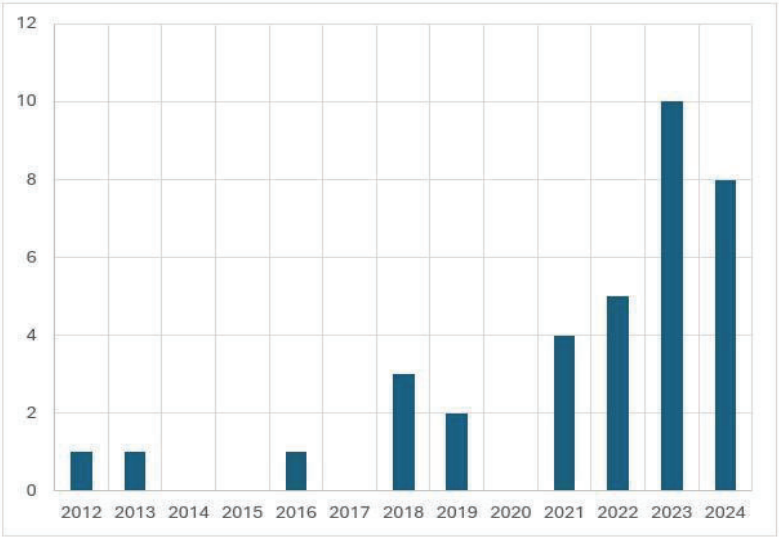

Figure 3: Number of Incidents Included in Analysis by Year[3]

4.2 Characteristics of BESS Fires

The analysis of historical incidents provides critical insights into the circumstances under which BESS fires occur. The following trends were observed:

4.2.1 System Age and Fire Occurrence

[2] Graphic created by FRA using data from [5, 6]

[3] Graphic created by FRA using data from [5, 6]

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- Of the 35 incidents analyzed, 51% included data on the age of the BESS unit at the time of the fire (Figure 4). There were significantly more fires in BESS units that were early in the life cycle as compared to aged systems.
- Nearly half (44%) of the incidents with reported age occurred within the first six months of operation, suggesting that early-stage issues during assembly, installation, or pre-commissioning may play a significant role in BESS fire risk.
- The oldest system with a recorded fire was 7.6 years old (Escondido, CA, 2024) [5].
- This trend underscores the importance of improved quality control during manufacturing, commissioning, and initial operational phases.

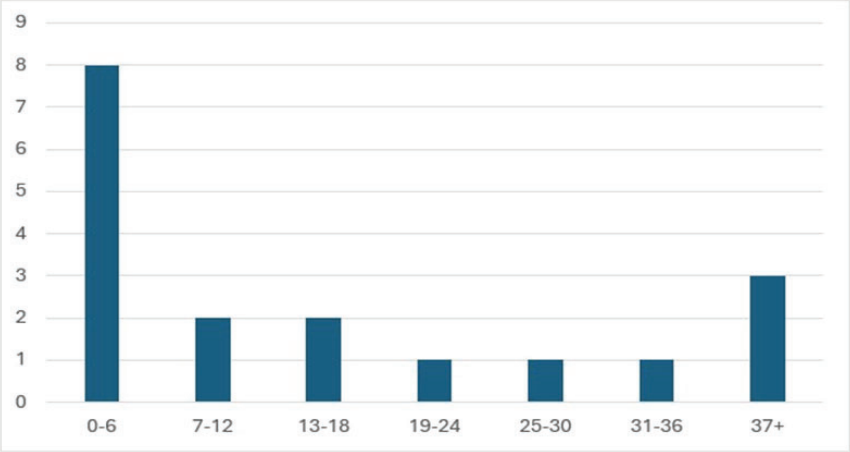

Figure 4: The Number of Fire Incidents by Age (Months) in Six-Month Increments[4]

4.2.2 Operational Status at the Time of Incident

As noted in Figure 5:

- 69% of fires occurred while the BESS was operational and in use.
- 17% of fires occurred during the assembly, testing, or pre-commissioning phase.
- Early-stage incidents highlight potential vulnerabilities in integration and commissioning procedures, necessitating improved testing, monitoring, and safety checks before systems are put into full operation [7].

[4] Graphic created by FRA using data from [5, 6]

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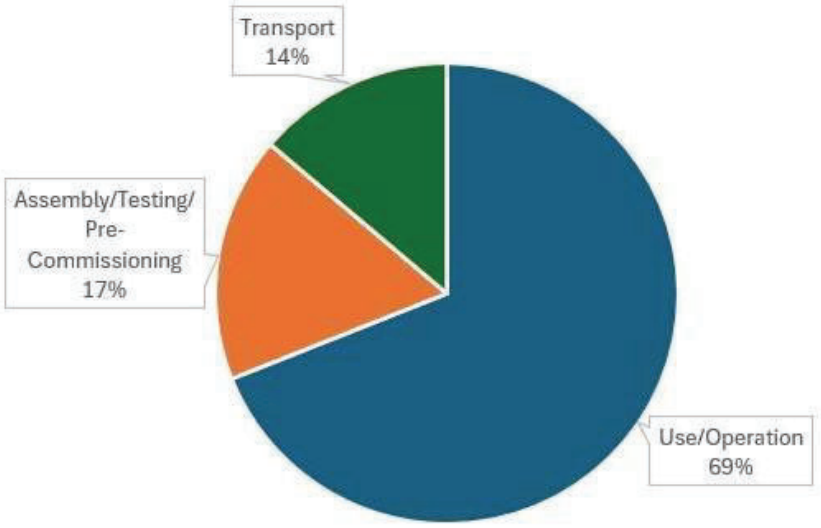

Figure 5: The Number of Incidents by the State of the BESS During the Fire Event[5]

4.2.3 Common Causes of BESS Fires

Determining the exact root cause of BESS fires can be challenging due to the destruction of evidence in high-temperature fire events and proprietary investigations that limit publicly available data. However, of the 35 incidents analyzed:

- 49% had a reported cause, with the most common being integration, assembly, or construction failures, followed by design-related failures (Figure 6).
- Manufacturing defects were cited in fewer cases, likely due to the difficulty in attributing these failures post-fire [7].
- Common Failure Categories (Based on EPRI and FRA Definitions) [7]:
    - Design Failures: Issues with planned system layout, cell or system-level design flaws, or insufficient safeguards against predictable misuse.
    - Manufacturing Defects: Flaws introduced during the production process, such as misassembled parts or foreign material contamination.
    - Integration, Assembly, or Construction Failures: Problems during installation, component compatibility issues, inadequate commissioning, or poor system integration.
    - Operational Failures: Failures occurring due to exceeding operational limits, such as incorrect voltage/current sensing or temperature threshold violations.
    - Physical Damage: Failures caused by mechanical impacts or external damage to the battery system (e.g., transportation-related incidents).

[5] Graphic created by FRA using data from [5, 6]

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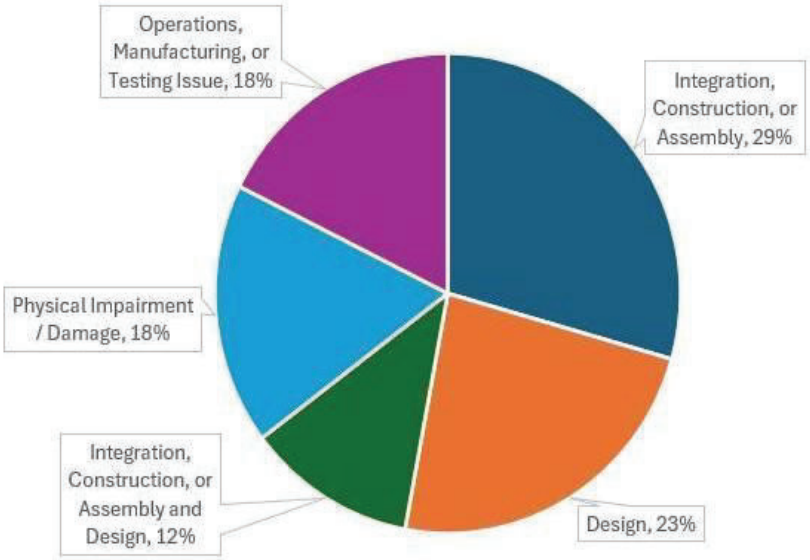

Figure 6: Number of Incidents by Cause[6] [7]

4.2.4 Failed System Components

Among the 35 incidents, 34% reported data on failed elements (Figure 7). The most commonly affected components were:

- Balance of Plant (BOP) Failures: These include wiring, busbars, enclosures, power conversion systems, fire suppression systems, HVAC, or liquid cooling systems.
- Control System Failures: Issues related to battery management systems (BMS), energy management systems (EMS), or communication/control circuit failures [7].
- Cell/Module: Failure in the LIB cell or module, usually beginning with short circuits that lead to thermal runaway. Failures can originate from poor cell design or incorrect installation.

[6] Incidents that occurred during transportation were considered physical damage.

[7] Graphic created by FRA using data from [5, 6]

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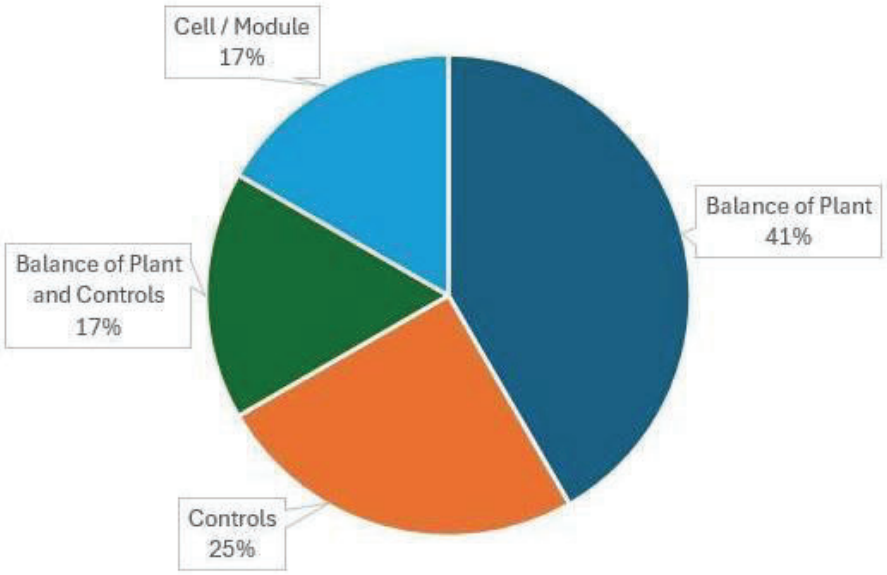

Figure 7: Number of Incidents by Failed Element[8]

Integration, assembly, and construction issues were the most frequently cited causes, aligning with the fact that BESS containers often integrate components from multiple manufacturers that may not have been designed or tested together for compatibility, leading to failed components. Failure in safety-critical components, such as cooling systems and fire suppression mechanisms, further emphasizes the importance of rigorous design, installation, and commissioning protocols.

4.2.5 Key Takeaways from Incident Analysis

- Most incidents involved legacy BESS systems that predate modern safety standards (IFC, NFPA 855, UL 9540A), underscoring the impact of regulatory improvements.
- Early-stage failures (within six months of operation) suggest a need for enhanced oversight during commissioning, installation, and integration.
- Fire incidents were predominantly linked to system design and integration failures rather than inherent flaws in LIB chemistry.
- A significant number of failures occurred in BOP components and control systems, highlighting the importance of improving system compatibility, safety interlocks, and failure detection mechanisms.

4.3 BESS Fire Case Studies

To better understand the characterization of BESS fires, 7 case studies are briefly presented. With the exception of the Valley Center, CA event, which is provided as an atypical example, these incidents have been selected because there is published data relating to air, water, and/or soil impacts for each of these events.

In addition to the case studies summarized above, a large indoor BESS fire occurred on January 16, 2025 involving a 1,200 MWh system at Moss Landing, CA. As of the drafting of this report, the investigation was

[8] Graphic created by FRA using data from [5, 6]

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ongoing, and the environmental impact was being monitored closely. Due to the timing of this event, it was not formally considered in this study.

4.3.1 Valley Center, CA

On April 5, 2022, a fire occurred at a utility-scale BESS facility in Valley Center, California. This 560 MWh system, operational for about 2.4 months, was used for frequency regulation [5, 8]. The fire affected only one module, damaging a single rack within one container. The cause was traced to a design flaw in the controls, specifically a sensor fault that accidentally triggered the suppression system [9].

The fire was caused by an electrical failure within the controls. This failure produced some smoke, triggering the protection system, which operated successfully. The incident occurred at a new BESS facility and was quickly extinguished by the fire suppression system. According to the responding fire marshal, the safety (water suppression) systems appeared to have functioned correctly in terms of suppressing the incident. Additionally, the enclosure next to the affected one also shut down due to smoke detection as intended by the design of the safety system [5, 8]. Note that air, soil, and water contamination data was not available for this case study. It is provided solely as an example of a contained fire involving only one BESS module.

4.3.2 East Hampton, NY

A fire occurred on May 31, 2023 at a substation in East Hampton, New York. This BESS unit was 40 MWh and installed for grid stability. It was approximately 4.8 years old and in use/operational at the time of incident. The original reports of the incident recall a smoldering battery, which resulted in the shutdown of local roads and stopping train service for approximately one hour until the fire was contained [10]. NextEra, the manufacturer of the unit, confirmed that the "water-based fire suppression systems operated as designed and quickly contained the fire to the site," not requiring any further emergency response or external intervention [10]. There was no reported cause in any publicly released document nor were any available images found of this BESS fire incident.

4.3.3 Surprise, AZ

The April 19, 2019 incident in Surprise, Arizona resulted in the injury of multiple firefighters. Subsequently there have been extensive investigations undertaken post-incident by UL and Arizona Public Service (APS) [11, 12]. This fire event has been heavily considered in the subsequent development of fire protection and safety codes and standards and BESS firefighting procedures.

This BESS unit was slightly more than two years old at the time of the incident and was operational. It was installed at a substation to help with power supply and voltage regulation. The 2 MWh unit had NMC batteries, and the failure was traced to an internal manufacturing defect in a cell/module that caused a short circuit [5, 11, 12].

During the incident, fire alarms and the clean agent fire suppression system activated, but were unable to prevent or stop the cascading thermal runaway (TR) reaction in the BESS unit. Upon arrival on-scene, firefighters monitored temperatures and gas release from the venting batteries. Three hours after TR was initiated, firefighters opened a door to the battery container, allowing oxygen to enter. Within minutes, a powerful deflagration occurred, seriously injuring several firefighters [5, 11, 12].

Neither UL or APS's investigative reports provide pictures of the singular container on fire. Rather, both reports include photos of the damage after the incident, and UL's report features images of the incident upon arrival and just after firefighters opened the door to the unit during battery venting, which may be seen in Figure 8.

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(a)

(b)

Figure 8: Images of the Surprise, AZ Fire.

(a) Conditions of the BESS site upon the firefighters' arrival. Venting can clearly be seen coming from the unit [11]

(b) Approximately 5 seconds after the responding firefighters opened the door to the BESS unit. As noted by UL in the report, high-density gases and vapors can clearly be seen in the photograph [11]

4.3.4 Escondido, CA

The Escondido incident was similar to that of Surprise in that both only impacted one container (see Figure 10). Both installations were at a substation, and both units were multiple years old, with the unit at Escondido being 7.6 years old [5, 13, 14]. Both incidents had air monitoring during the event performed by the responding firefighters, and resulted in evacuation orders for surrounding areas [5, 13, 14]. Escondido was a larger system at 120 MWh with 24 total containers on site. Surrounding unaffected containers were sprayed with water to avoid propagation instead of directly applying water to the affected container, which could have made the situation worse [5, 13, 14]. The affected container was left to burn itself out, taking about 13 hours total, and did not have a reported cause or failed element [5, 13, 14].

Figure 9a shows a clear image of the burning container, including dark smoke and flames [15]. Figure 9b shows a clear image of the burning container as part of the larger BESS facility [16]. It can be seen that firefighters are applying water from a distance to surrounding containers to avoid fire spread and are letting the involved container burn out [16].

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(a)

(b)

Figure 9: Images of the Escondido BESS Container Fire

(a) Image shows fire contained to a single BESS container [15].
(b) Image shows application of cooling water to adjacent containers [16].

4.3.5 Chaumont (Lyme), NY

On July 27, 2023, a multi container fire occurred at a utility-scale facility in Lyme, New York (see Figure 10). The system was 4-5 months old and was operational and in use during the incident. An investigative report showed that the cause of the incident had to do with "the controls" [17, 18, 19] .There is minimal information regarding the specific design impairments and controls issue that led to this incident.

The system was 15 MWh and was collocated with a solar farm in a rural area [5]. During the event, four LIB storage containers and two transformers were damaged and produced large amounts of smoke [17, 18, 19]. A shelter-in-place order was issued for the surrounding community within one mile of the facility out of caution. The local fire chief intentionally chose not to put water on the flames due to knowledge that it would not put the fire out, and chose to let the battery burn itself out with full knowledge that it could take hours if not days to do so [17, 18, 19].

The Governor of New York, Kathy Hochul, was made aware of the situation and sent state emergency officials to assist local firefighters. She said that the fire caused "significant damage" to the system and that the smoke "may pose health risks" [17]. Officials monitoring the incident reported no toxic runoff into the water or contamination of the air that would pose health risks [17, 18, 19].

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(a)

(b)

Figure 10: Images of the Chaumont (Lyme) BESS Fire Incident

(a) An image showing burned containers emitting smoke and flames. The solar panels can also be seen in front of the BESS [19].

(b) A remote image showing the smoking BESS containers in the context of the whole site. Firefighters can be seen spraying water onto the adjacent containers from a great distance. [20]

4.3.6 Warwick, NY

Two independent fire events occurred on June 26 and June 27, 2023 in Warwick, New York (see Figure 11). On June 26, a fire alarm went off at a BESS site, activating the suppression system within the affected enclosures. A second incident on June 27 also resulted in the activation of the fire alarm at another BESS site [21]. The fire department responded and provided support for the battery fires [5]. The fire department allowed the fire to burn itself out and monitored air quality. The fires were believed to have been caused by damage to the batteries from a storm the previous night, though that was not confirmed [22]. Both were installed at substations for grid stability and were only several months old and in use/operational at the time of incident [5, 21].

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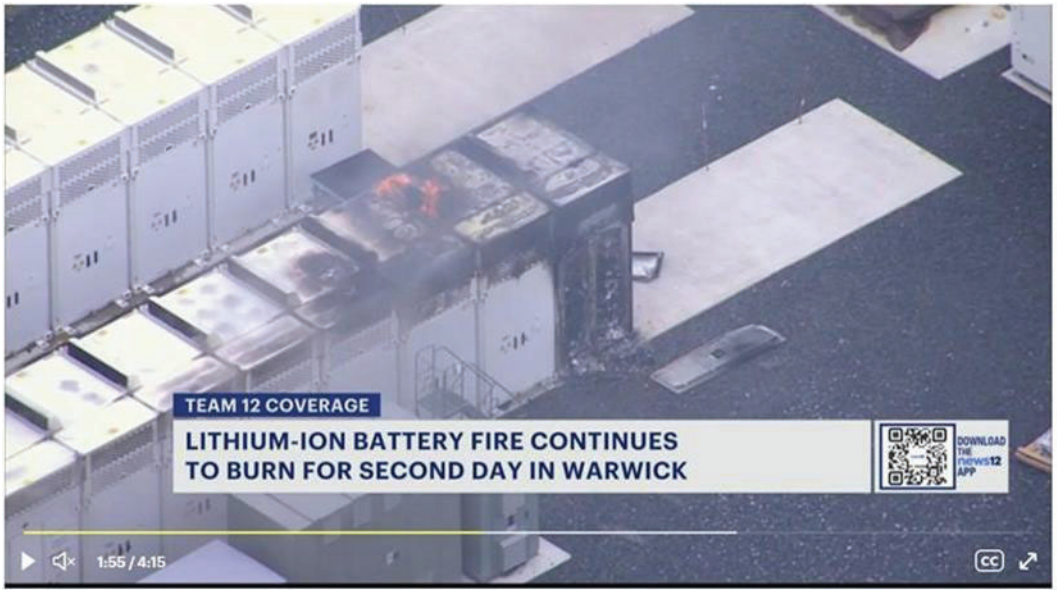
(a)



(b)

Figure 11: Images of the Warwick, NY BESS Fires

(a) A single enclosure on fire can be seen at one of the units. It can also be seen that the fire was contained to the originally affected unit [22].

(b) A single enclosure on fire at the other BESS site. It can be seen that the gas build-up was strong enough to blow off the door of the enclosure [22].

4.3.7 Melba, ID

A fire at a BESS unit installed at a substation for distribution report occurred in Melba, Idaho on October 2, 2023. At the time of the incident, the system was in the pre-commissioning stage (not yet operational) [5]. The unit capacity was 8 MWh [5]. It was suspected that water intrusion led to a short-circuit, which caused excess heat production that eventually lead to ignition of the battery cells, with the fire spreading among battery segments until burning out [23]. 48 hours after the event, the temperature of the batteries was reported to be approximately 650 °F [24]. The fire burned out after three days, and the substation remained operational through the fire event with external road closures [23, 24]. Images of this incident may be found in Figure 12.

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(a)

(b)

Figure 12: Images of the Melba, ID BESS Fire

(a) An image showing one side of the burning enclosure at the substation [24].
(b) Another angle of the burning BESS enclosure showing the other side burning [24]

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5 Airborne Emissions from ESS fires

Estimating the effects of BESS fire-related effects requires two principal areas of analysis. The first area, covered in this section, addresses the generation of gaseous and particulate emissions from the malfunctioning BESS unit. The estimated conditions at the source are then used as input for the second part of the analysis. The second part assesses the transport of the gaseous and particulate emissions to estimate conditions away from the source. The second analysis is covered in the next section.

A review of toxic gas hazards and the potential for soil and water contamination requires an understanding of the gaseous and particulate emissions that are associated with BESS fire-related events. These events are associated with malfunctioning of a battery. These events may be limited to overheating of a battery with some venting of gases, while others may continue to TR and flaming combustion. The progression of these events and their consequences are depicted in Figure 13.

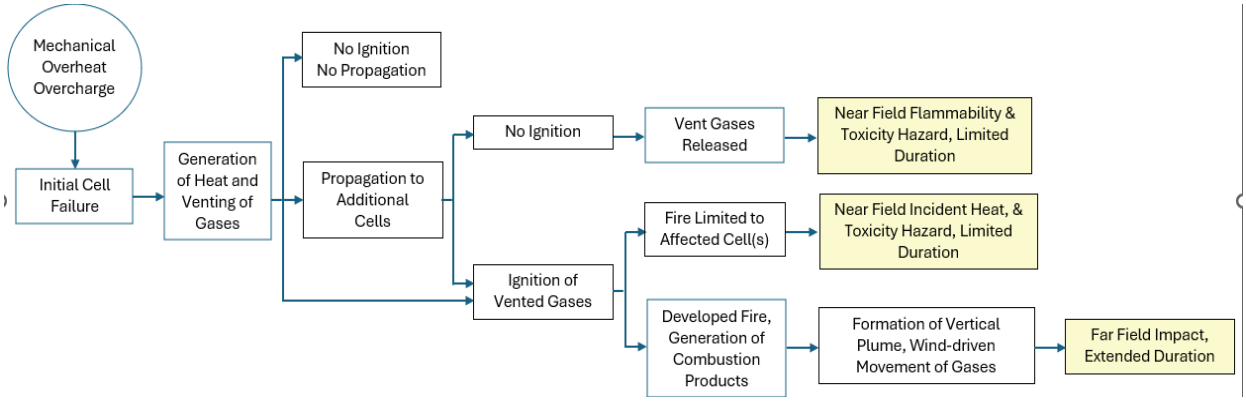

Figure 13: Event Pathways for Battery Malfunctions

These events may lead to TR where additional cells become involved. The process of TR involves the exothermic chemical decomposition of battery cell materials resulting in self-sustaining heat generation and temperature rise of the affected battery, leading to an increase in the rate of heat generation. The decomposition and temperature increase results in the generation of gases and particulate matter which are released from the battery cell. With sufficient temperature rise, the emitted gases will ignite and a fire may occur. The fire may develop to involve the electrolyte and container enclosing the battery. It should be noted that only a small number of battery failures will lead to TR and only a subset of those will lead to a fire.

The principal cause of a battery malfunction leading to TR is an internal short circuit. Examples of causes of short circuits include heating from external fires or other sources, physical damage, or overcharging. The process of TR includes several stages, including breakdown of the solid electrolyte interphase (SEI), reaction of the anode and electrolyte, reaction of the cathode and electrolyte and electrolyte decomposition. The cell temperatures associated with these stages are summarized in Table 2.

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Table 2: Temperature Ranges for LIB Degradation (adapted from [25,26])

Temperature (°C)	Activity
>70	Li salt decomposition and reaction with solvent and solid electrolyte interphase (SEI).
90-130	SEI breaks down leading to anode-electrolyte reaction; low heat generation.
90-230	Li-electrolyte reaction occurs leading to gas production, e.g. ethylene, ethane and propane.
120-220	Electrolyte vaporizes, additional gas production, cell pressurization and initial venting. Separator melts at 270-370 °F.
160	Heat generation increases, transition from self-heating to TR. Second venting, with gases and particles emitted.
200-300	Electrolyte decomposition. Rapid temperature rise at TR, metal oxide cathode decomposes to produce oxygen and oxidation of electrolyte yielding carbon dioxide and water vapor.

Characteristics of the generated emissions depend on several factors, including the stage of the event, i.e. pre-TR, pre-combustion (non-flaming) TR, and post-combustion (flaming) TR. Given the variety of BESS unit designs found in utility-scale installations, the current state-of-the-art does not permit a universal description of the gaseous and solid emissions generated by these events. However, trends in emissions are evident following a review of numerous studies that have been conducted to analyze the gaseous and solid emissions generated. Many of these studies involved tests with single cells, though some experiments were conducted on modules or units [27, 28, 29, 30, 31, 32].

The gaseous and solid emissions released during an event can be described in terms of the chemical composition, total volume, and rate of production of the emissions. Each of these three qualities is dependent on the following five factors:

- Battery chemistry[9]
- Form of the battery
- State of charge (SOC) of the battery
- Stage of the event
- Cause of the malfunction/event

While numerous publications have appeared in recent years addressing emissions associated with TR, the information is still somewhat limited. A comprehensive description of the three qualities of emissions for every possible factor is not yet available. Further, regarding the information that is available, there are significant variations in the reported qualities within or between studies. These variations may be associated with differences in experimental procedures, quality control of batteries, or experimental uncertainty. As such, the most important takeaway of this review is the set of trends that have been reported in the literature. A second takeaway is that much research is still needed in order to provide definitive input information for predictive modeling.

[9] This report will principally address results from experiments with LFP and NMC chemistries given their prevalence in utility-scale BESS installations

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5.1 Chemical Composition of Emissions

5.1.1 Gaseous Emissions

Several chemical species may be released as emissions. The gases commonly found in emissions released during TR are included in Table 3: Chemical Composition of Gas Emissions from LIB Degradation [25, 26, 33]. Batteries utilizing LFP and NMC chemistries generate more CO_2 and H_2 than other chemistries [26]. In experiments conducted by FRA on LFP batteries, 85-92% of the gas volume produced was composed of three gas species: H_2, CO_2 and CO with H_2 comprising the greatest percentage.

EPRI's review of gaseous emissions identified these trends relative to the generation of HF and CO [34]:

- Greater HF production is noted in LFP cells (as compared to NMC/LMO cells) and pouch cells as compared to cylindrical cells
- Greater CO production occurs when ignition originates internally versus externally[10]

Table 3: Chemical Composition of Gas Emissions from LIB Degradation [25, 26, 33, 34]

Carbon Monoxide (CO)	Dimethyl carbonate ($C_3H_6O_3$)
Carbon Dioxide (CO_2)	Ethyl methyl carbonate ($C_4H_8O_3$)
Hydrogen (H_2)	Diethyl carbonate ($C_5H_{10}O_3$)
Methane (CH_4)	Acrolein (C_3H_4O)
Ethane (C_2H_6)	Hydrogen fluoride (HF)
Propane (C_3H_8)	Hydrogen chloride (HCl)
Isobutane (C_4H_{10})	Fluoroethane (C_2H_5F)
Pentane (C_5H_{12})	Hydrogen cyanide (HCN)
Hexane (C_6H_{14})	Nitrous oxides (NOx)
Formaldehyde (CH_2O)	Sulfur dioxide (SO_2)
Acetylene (C_2H_2)	Phosphorus pentafluoride (PF_5)
Propylene (C_3H_6)	Phosphoryl fluoride (POF_3)
Benzene (C_6H_6)	
Butylene (C_4H_8)	
Toluene ($C_6H_5CH_3$)	

While a common set of gases, such as CO_2, CO, carbonates and H_2 are produced from all batteries [35], additional gases are produced depending on components of the battery such as the specific electrolyte.

[10] Experimentally obtained results of gas quantities depend on the experimental method. As such, the quantity of gas emissions in the field will depend on the details of the incident.

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The gases produced by flaming batteries are relatively similar to those acquired from flaming ordinary combustibles such as wood, polymers and liquid fuels. Combustion of ordinary combustibles produces CO_2, CO, and an array of hydrocarbons. Depending on the composition of the fuel, other gases may be produced from fires involving these fuels. For example, the production of nitrogen-containing gases, such as NOx and HCN, are produced from fuels that contain nitrogen, SO_2 from fuels that contain sulfur, HCl and other chlorine-containing compounds from fuels that contain chlorine and fluorine-containing compounds from fuels that contain fluorine. The principal difference in the gaseous emissions from batteries to that of ordinary combustibles is the generation of H_2, which is not seen in the combustion of ordinary combustibles.

The list and proportions of gases generated from batteries undergoing TR is influenced by the State of Charge (SOC). At 0% SOC, more CO_2 is produced than CO, and only a few solvents are produced. The impact of SOC on the production of CO_2, CO, total hydrocarbons (THC) and H_2 on a prismatic NMC cell experiencing TR is presented in Figure 14 [36].

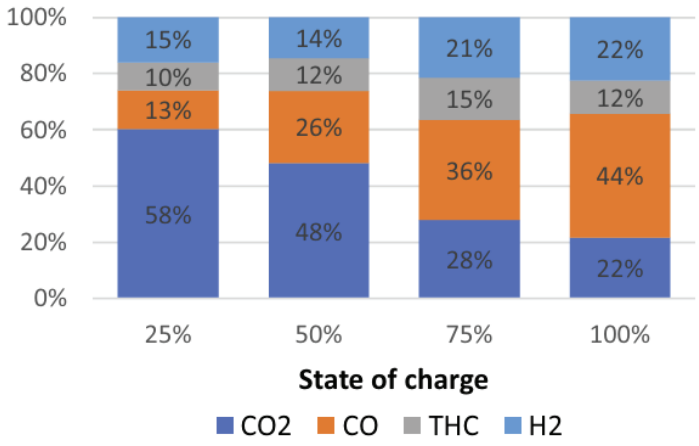

Figure 14: Impact of SOC on Proportion of CO_2, CO, Total Hydrocarbons (THC) and H_2 [36]

Increasing the SOC increases the rate of combustion which yields [36, 37, 38, 39, 40, 41, 42]:

- An increase in the quantity of gas production
- An increase of the number of different gas species emitted
- An increase in the concentration of H_2, especially for LFP cells.

The electrolyte in a LIB is flammable and generally contains lithium hexafluorophosphate ($LiPF_6$) or other lithium-salts containing fluorine. In the event of overheating, the electrolyte evaporates and vents from the battery cells. Emissions can include electrolyte vapors, especially if there is insufficient heat or oxygen for combustion to occur. In the case of overcharging LFP cells, up to 60% of emissions can be comprised of electrolyte [26, 33]. The most abundantly emitted gases that were associated with electrolytes were carbonates, such as ethyl methyl carbonate, diethyl carbonate or dimethyl carbonate. .

The fluorine content of the electrolyte and other parts of the battery, such as the polyvinylidene fluoride (PVdF) binder in the electrodes may form gases such as HF, phosphorus pentafluoride (PF_5) and phosphoryl fluoride (POF_3) at elevated temperatures [43]. The amount of HF produced per Watt-hour is approximately 10 times greater for the cell with the greatest capacity compared to a cell with the lowest capacity. This is likely due to differing amounts of electrolyte and filler materials being in the larger capacity cells.

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Heated electrolytes in a cell may decompose resulting in the production of numerous compounds including CO, CO_2, CH_4, C_2H_4, C_2H_6 and H_2, HF, and C_2H_5F [25, 44].

While appreciable attention is given to the production of gases from battery incidents, it's important to note that some of these gases such as fluorine and HF are reactive and react with other components of the plume. While appreciable concentrations of these gases may be found near the source, significantly reduced concentrations will be found a short distance from the source [45].

5.1.2 Particulate Emissions

The composition of particulate emissions was discussed in several reports. Metal species found in the particles depended on cathode composition and otherwise did not depend on the cell chemistry [46]. In the experiments conducted NMC batteries, particulates were principally composed of nickel and copper, though some chromium and zinc were also found. Experiments with an NMC battery identified the following elements in solid particulates: nickel, cobalt, tin, silicon, phosphorus, manganese, lithium, copper, barium and antimony [47, 48, 49].

In experiments with 12 prismatic, Samsung SDI, 90 Ah, NMC cells, the anode was graphite, and the electrolyte was composed of organic carbonates with $LiPF_6$ salts [48]. The soot collected from their experiments was composed mainly of:

- Heavy metal-oxides of nickel, manganese, and cobalt (with similar mass proportions, in the range of 18-20%).
- Lesser amounts of the following were identified: lithium (3-4% by mass), fluorides (2.4% by mass), and chlorides (0.2% by mass) and small amounts of polyaromatic hydrocarbons (PAH).

NMC cells have been found to produce a greater number of particles than LFP cells [50]. Observing a greater number of particles likely means that particles were smaller than in releases with fewer particles. Particle sizes can range from less than 30 μm to 500 μm [49]. The mass distribution of particle sizes measured in one study in close proximity to the battery shortly before it reached TR is presented in Figure 15 [49].

The size of the particles and location of the measurement is relevant when considering the potential for airborne movement of the particles, with smaller particles staying airborne longer than larger particles. However, the size of the particles measured close to the source is likely to change. As the particles move away from the source, they are likely to agglomerate as their distance from the source grows, as is true of smoke particles produced by fires involving hydrocarbon fuels.

A distribution of airborne particle sizes as a function of particle count in repeated tests of NMC battery cells is presented in Figure 16 [47]. The mean particle size ranges from about 70 to 130 nm, which is also the size range noted for the greatest mass. These are smaller than those shown in Figure 16 as the data reported in Figure 15 was done downstream of the source and hence had settled out of the airstream.

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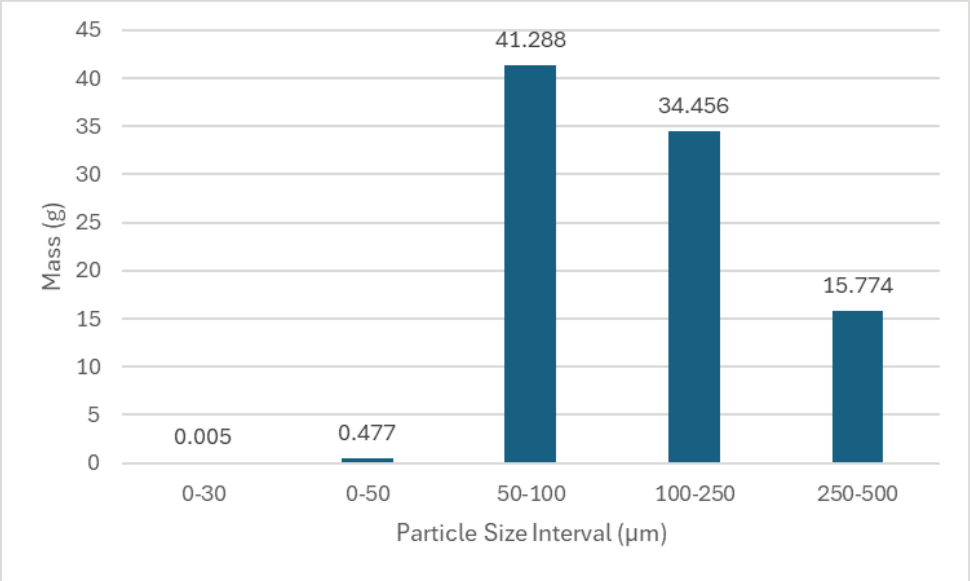

Figure 15: Mass of Particles Generated from Battery Emissions [49]

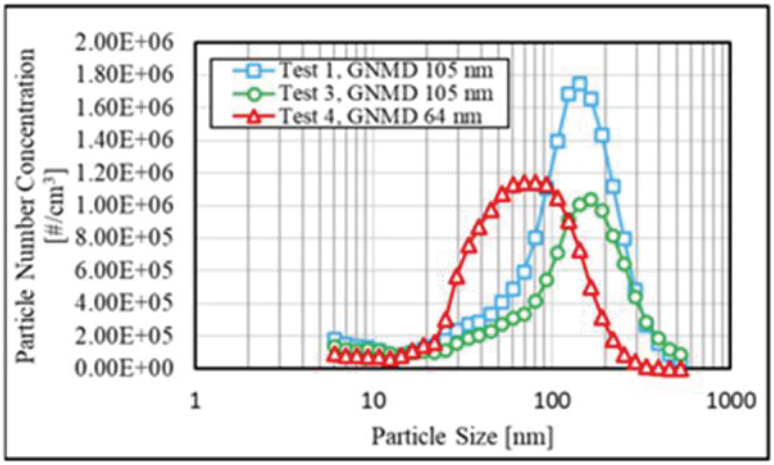

Figure 16: Airborne Particle Sizes [47]

5.2 Total Quantity of Gases Produced

The total volume of all gases produced has been shown to be dependent on battery chemistry, cell type, cell capacity and SOC [26]. Cell capacity and energy density affect TR as well as emitted gas volumes [50]. As a rough approximation, gas production is proportional to cell capacity, typically being in the range of 1 L/Ah to 3 L/Ah for any chemistry. More specifically, at 100% SOC, LFP cells generate a lesser volume of gas than NMC cells, being 0.4 L/Ah to 1.4 L/Ah versus 1.28 L/Ah to 21 L/Ah respectively. However, larger NMC prismatic cells (41 Ah) and LFP cells (5.5 Ah) have been shown to generate similar gas volumes, 1.64 L/Ah and 1.83 L/Ah respectively (in nitrogen) [51, 52].

The gas volume produced normalized by the cell capacity is presented in Figure 17 and Figure 18. As indicated in Figure 18, NMC pouch and NMC and LFP prismatic cells generate similar volumes of gas production and more volume than cylindrical cells of either chemistry.

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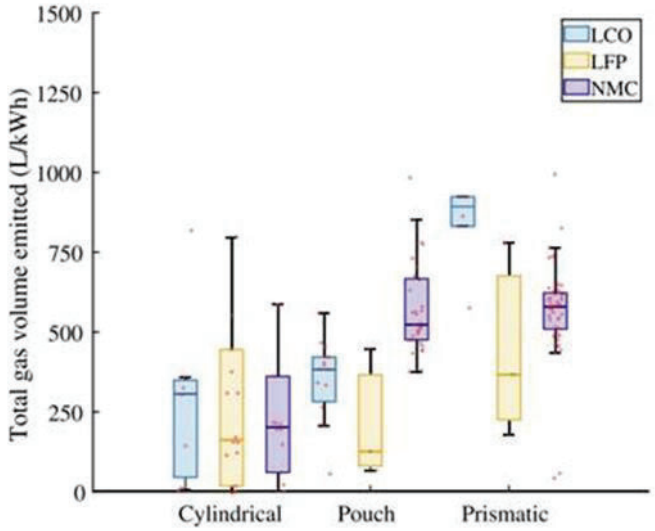

Figure 17: Influence of Cell Type on Gas Volume Produced [32]

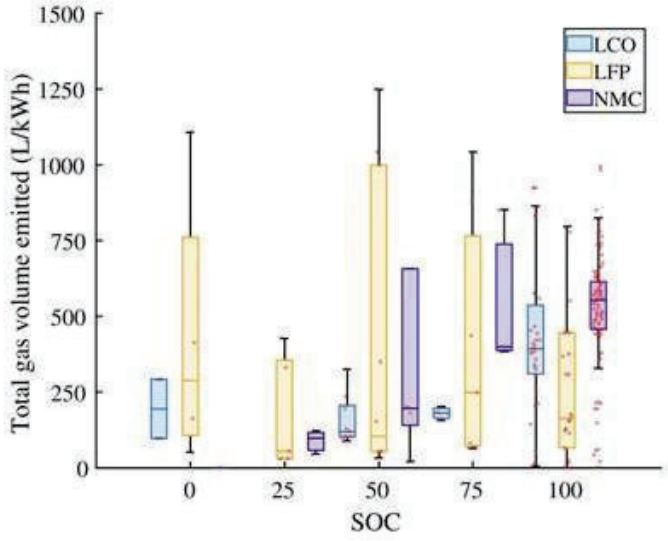

Figure 18: Influence of SOC on Gas Volume Produced [32]

Differences in the vent rate of gases resulting from different means of causing the battery to overheat in pouch and prismatic NMC cells are presented in Table 4 [53].

Table 4: Dependence of Gas Venting on Cause of Overheating [53]

	Overtemperature		**Overcharge**		**Nail Penetration**	
	Pouch	Prismatic	Pouch	Prismatic	Pouch	Prismatic
Vent Rate (L/s)	34	67	47	250	182	140
Normalized total vent gas (L/Ah)	1.56	1.56	2.79	2.65	1.71	1.77

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Gas volume production is shown to increase as SOC increases for NMC [25, 54, 55, 56, 57] and LFP [40, 58] chemistries. While LFP cells at a greater SOC typically produce less off-gas than other chemistries, at lower SOC, gas volumes emitted from LFP cells tend to be comparable to those from other chemistries [36, 40]. Increased gas generation at a greater SOC is attributed to greater electrode potentials and more reactive cell materials [36]. As observed in Figure 18, the greatest increase in emissions occurs for SOCs greater than 50% [36, 54]

The occurrence of combustion is also believed to influence gas production in NMC cells. This is observed in the lab-scale tests with cells as well as those with modules. If the event is limited to a pre-combustion stage (at 0% SOC), more gas production is recorded [59]. In module tests, increased quantities of CO_2, HF, and NOx were observed with decreased quantities of methane, ethylene, CO, POF_3, carbonates, formaldehyde, and H_2 during flaming as compared to non-flaming combustion [29].

The volume of gases produced may be sufficient to be within their respective flammable range [33,39]. Experimental data of the four gases with the greatest concentration from an LFP cell undergoing TR is presented in Table 5.

Table 5: Volume of Emissions from NMC Cells of Five Gases [33] [11]

Gas Species	**Measured Range (vol %)**	**Flammable Range (% vol)**
Carbon Dioxide	18	N/A
Hydrogen	9	4-75
Ethane	3.9	3-12.5
Carbon Monoxide	1.9	12.5-74.0

The volume of gaseous emissions during TR from batteries of all cell types and chemistries depends on the battery capacity [26,55]. In general, the quantity of gas produced increases with cell capacity for all chemistries and cell types as depicted in Figure 19 [26]. .

[11] The absence of CO_2 from the table is likely due to the focus of the paper being on flammable gases. It's unclear why hydrogen was not included

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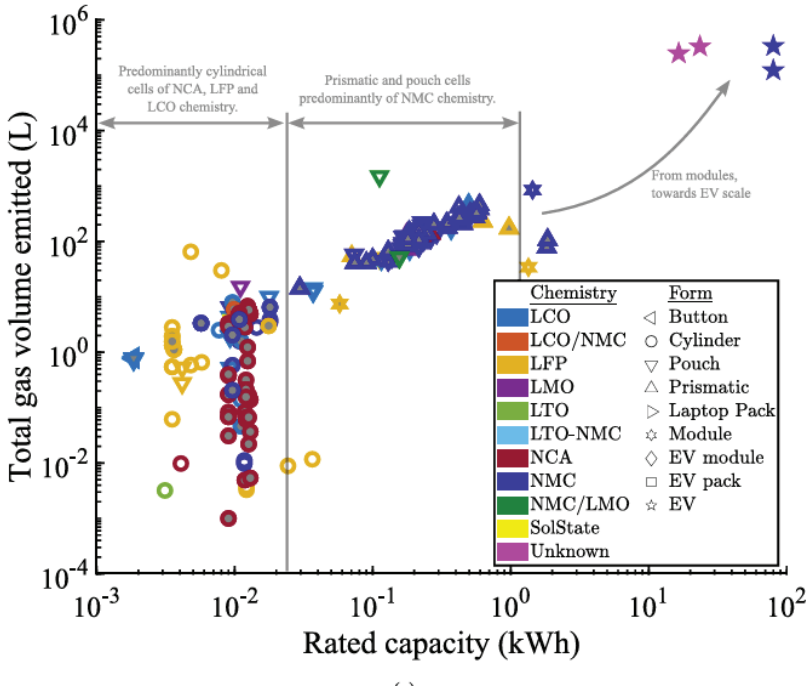

Figure 19: Relationship of Volume of Gas Production to Cell Type and Chemistry

Experiments measuring the gaseous emissions from 51 NMC cells undergoing TR found the principal gas components to be CO_2, CO and H_2 with average concentrations of 36.6%, 28.4% and 22.3% respectively [60]. The next most common gases were C_2H_4 and CH_4 with average concentrations of 5.6% and 5.3% respectively.

Table 6 provides a summary of results of selected gas species of emissions from TR of LIBs [47]. As indicated in the table, CO_2 and CO consistently comprise the greatest concentrations, though significant amounts of ethylene are also reported in some tests. Measurements taken to identify the presence of volatile organic compounds (VOCs) are presented in Table 7.

Table 6: Gas Emission Concentrations (ppm) [47]

	CO_2	CO	NH_3	CH_4	C_2H_4	HF	CH_2O
Test 1 (avg.)	578	30.3	0.5	10.4	25.9	2.3	3.5
Test 3 (avg.)	533	24.2	0.3	7.8	21	1.3	2.7
Test 4 (avg.)	1483	20.4	0.2	4.6	6.9	15.1	3.5
Koch et al. [60]	36.6	28.4	NA	5.3	5.6	NA	NA
Yuan et al. [58]	13.2	30.3	NA	10.5	NA	NA	NA
Sun et al. [61]	NA	14000	NA	NA	NA	NA	NA

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According to EPRI [34], the emissions of battery cells of LFP chemistry contain fluorine compounds, which is produced as a result of the $LiPF_6$ electrolyte. The total volume of HF generated appears to be independent of the SOC as indicated in Figure 20. While the concentration of fluorine compounds can be appreciable in close proximity to the cell, given the reactivity of fluorine compounds, they will tend to react with other substances (including water vapor) or be absorbed into particulate matter. The rate of production of HF is presented in Figure 21 for a range of SOC's. As with other gases, the rate of production is dependent on the SOC, with greater release rates observed with increasing SOC.

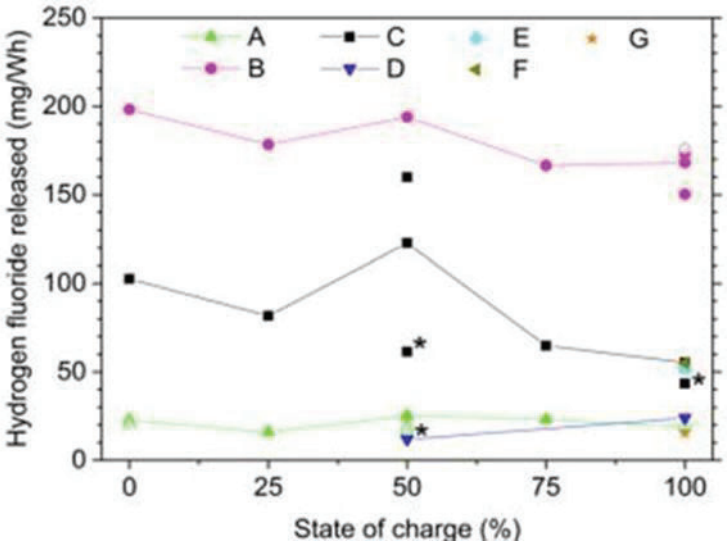

Figure 20: Influence of SOC on HF Production (Battery Types B-E have LFP Chemistry) [34].[12]

Masses of CO emissions from NMC and LFP batteries having a capacity of 0.01 kWh and SOC of 100% were [26]:

- NMC battery: 1.72 g of CO
- LFP battery: 0.19 g of CO

To put these CO mass production amounts into perspective, the CO emissions from the batteries can be compared to a small fire of pine wood having a heat release rate of 25 kW (comparable to that of a small trash can filled with wood chips). The same amount of CO is produced from this size fire of wood burning for the duration noted in Table 7.

Table 7: Comparison of CO Emissions from NMC and LFP 0.01 kWh Batteries (at 100% SOC) with Pine Wood

Battery Type	CO Emissions from 0.01 kWh Battery (g)	Duration of 25 kW Fire with Pine Wood (sec)
NMC	1.72	171
LFP	0.19	19

[12] Labels A-G relate to different battery chemistries: A=lithium cobalt oxide cathode and carbon anode, B-E= lithium-iron phosphate cathode and carbon anode. F= nickel cobalt aluminum oxide (NCA) and lithium aluminum titanium phosphate electrodes. G= laptop battery pack with unspecified battery chemistry.

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The composition of the chemical species found in particle emissions in experiments with cells, arrays and modules is included in Table 8 [29]. The proportion of chemical species noted in the table is relatively consistent for all three sources, indicating that test results were not sensitive to the scale of the source. In another study, differences in the flow rates of gaseous and particulate emissions for different causes of overheating of LFP modules were utilized identified with overheating caused by overcharging producing a substantially greater flow rate for a wide range of particles [31,36].

Table 8: Comparison of the Composition of Emissions in Experiments with Cells, Arrays and Modules [28]

Element	Cell Test %	Array Test[13] %	Module Test %
Al	9	6	6
Co	23	20	23
Cu	0	0	0
F	11	19	9
Li	6	5	6
Mn	19	17	19
Ni	30	27	32
P	2	6	5

5.3 Impact of Gas Emissions

Potential concerns about emissions can be related to toxicity of smoke exposures, flammability and environmental damage. Table 9 summarizes the potential effects of emissions from BESS fires as well as fires from ordinary combustibles. The noted health concerns are most relevant to near field scenarios or where the exposure occurs in an enclosed space as is further described in Section 6 of this report.

Table 9: Potential Impacts of Emissions

Combustion Product	Primary Health Concerns
Carbon Dioxide (CO_2)	Contributes to greenhouse gas emissions but not hazardous at fire scene concentrations.
Carbon Monoxide (CO)	Toxic gas that poses immediate inhalation risks in enclosed spaces, in open air CO will dissipate rapidly.
Hydrogen Cyanide (HCN)	Toxic; common in fires involving synthetic materials like polyurethane foams and thermoplastics. Released in some BESS fires.
Hydrogen Fluoride (HF)	Released when fluorinated materials burn; a potential respiratory irritant.
Volatile Organic Compounds (VOCs)	Includes benzene, toluene, and other hydrocarbons; some are carcinogenic with prolonged exposure.
Particulate Matter (Soot, Carbonaceous Residues)	Can cause respiratory irritation and long-term health effects.

[13] The array test consisted of three cells arranged in parallel and separated by aluminum plates.

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5.3.1 Flammability of Gas Emissions

The flammability of a gas release is assessed by comparing the concentration of the released gases to their flammability limits. When a mixture of gases is present, the flammability of the mixture can be assessed by accounting for the proportion of the mixture that each gas occupies and the flammability limit of that gas.

The flammability limits for gases commonly included in gas releases from batteries in TR were noted in Table 5. An ignition of the gases emitted is possible if the local concentration of the mixture of gases in proximity to an ignition source exceeds the lower flammability limit (LFL) of the gases. While some experiments have been conducted to determine whether the released gases reach a flammable range, the state-of-the-art does not permit calculating the range without test data for the specific unit in question [28, 39]. Further, a flammability assessment would need to consider the scenario of the event. The likelihood of flammability of a mixture decreases significantly if the gas mixture is in an unenclosed area because of the amount of dilution associated with a rising smoke plume.

5.3.2 Toxicity of Gas Emissions

The toxicity of the gas emissions depends on the scenario. If the emissions occur in an enclosed space, then a comparison of the emissions with toxicity limits is appropriate. For scenarios involving enclosed spaces, toxicity assessments can evaluate the consequence of an individual being exposed to gases in the same space as the malfunctioning battery. In these cases, the duration of the exposure of interest is likely to be short, being on the order of minutes, rather than hours, while they evacuate the space or are rescued by emergency responders prior to flashover of the space.

In contrast, if the emissions are released in an unenclosed space such as outdoors, the length of the exposure considered should include at least the amount of time for the battery event (i.e. hours while the battery or batteries are experiencing TR). In an outdoor application, the gases will be transported above the affected battery or batteries by a rising, buoyant plume. The plume will entrain air to dilute the gases in the plume. Rising even a short distance (10 m) will result in a substantial decline in the concentration of gases to reduce the toxicity of released gases in an unenclosed scenario. The gases will move horizontally as a result of wind and will be further diluted as they move in the downwind direction.

As such, the most significant concerns about the toxicity of gaseous emissions are associated with scenarios where the emissions are contained in an enclosed space and are short term. The enclosure may consist of a room housing the ESS or a BESS unit.

There are multiple approaches for assessing the toxicity of the exposure of a set of gases. The impact of exposure to any individual gas or combination of gases on individuals depends on the concentration of the gas(es) and the duration of the exposure. As such, threshold limits identified in every approach include a combination of gas concentration and duration. Toxicity assessment methods included in the literature are:

- Occupational Exposure Limits (OELs) are published by both the National Institute for Occupational Safety and Health (NIOSH) and the Occupational Safety and Health Administration (OSHA)
- The Emergency Response Planning Guideline (ERPG) established by the National Oceanic and Atmospheric Administration (NOAA)
- Acute Exposure Guideline Levels (AEGLs) developed by the National Research Council (NRC) and promoted by the EPA
- Immediately Dangerous to Life and Health (IDLH) referenced by NIOSH

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- Threshold Limit Value by the American Conference of Governmental Industrial Hygienists (ACGIH)[14] OELs are established assuming exposure durations of 8 hours per day, 5 days a week, for 40 years. Given the long duration associated with this method, it is not the most relevant to assess exposure to a gas release from a battery event. As such, the remainder of this section will discuss approaches which are applicable to a short-duration exposure (i.e. 15 minutes or less)

The ERPG and IDLH approaches are more relevant to assessing the impact of short duration exposures.

The ERPG approach sets thresholds for a short-duration exposure of one hour. The ERPG levels are [62]:

- ERPG-3: maximum airborne concentration below which nearly all individuals could be exposed for up to 1 hour without experiencing or developing life-threatening health effects.
- ERPG-2: maximum airborne concentration below which nearly all individuals could be exposed for up to 1 hour without experiencing or developing irreversible or other serious health effects or symptoms which could impair an individual's ability to take protective action.
- ERPG-1: maximum airborne concentration below which nearly all individuals could be exposed for up to 1 hour without experiencing more than mild, transient adverse health effects or without perceiving a clearly defined objectionable odor.

The IDLH method from NIOSH provides an ability to conduct an analysis of a mixture of gases produced in battery fires. This method is based on adding the relative proportions of each gas concentration to its IDLH threshold.

For an analysis of the health impact of exposure of individuals located in a nearby community, AEGLs are often cited by the EPA. AEGLs are available for the following five exposure periods: 10 minutes, 30 minutes, 1 hour, 4 hours, and 8 hours, all relatively short durations. AEGL "levels" are dictated by the severity of the toxic effects caused by the exposure, with Level 1 being the least and Level 3 being the most severe. All levels are expressed as parts per million or milligrams per cubic meter (ppm or mg/m^3) of a substance above which it is predicted that the general population should not experience. Descriptions of the three AEGL levels are:

- AEGL Level 1: Notable discomfort, irritation, or certain asymptomatic non-sensory effects. However, the effects are not disabling and are transient and reversible upon cessation of exposure.
- AEGL Level 2: Irreversible or other serious, long-lasting adverse health effects or an impaired ability to escape.
- AEGL Level 3: Life-threatening health effects or death.

As with the other methods described above, the established thresholds for exposure to gas emissions apply to exposures of "average individuals." People who are more sensitive, such as those who have respiratory or coronary conditions, infants, children, or the elderly will not be less likely to tolerate the noted threshold levels without adverse effects. While the AEGL approach purportedly considers exposure of susceptible individuals, it's unclear what basis (or adjustment) is used for that allowance.

The toxicity of many of the common chemical species that are included in combustion products from ordinary hydrocarbon fuels and batteries that are irritants are included in Table 10 [63].

[14] Because TLVs are not set or adopted by a regulatory authority, they are not further discussed in this report

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Table 10: Irritancy of Combustion Products [63]

Irritant	RD50* (ppm) (Mice)	Severe Sensory Irritancy (ppm) (Humans)	30 Minute LC50 (ppm) (Mammal!)
C_3H_4O	1.7	1-5.5	140-170
CH_2O	3.1	5-10	700-800
Cl_2	9.3	9-20	100
SO_2	117	50-100	300-500
NH_3	303	700-1,700	1,400-8,000
HF		120	900-3,600
HCl	309	100	1,600-6,000
HBr		100	1,600-6,000
NO_2	349	80	60-250
Styrene	980	>700	10,000-80,000
Acetaldehyde	4,946	>1,500	20,000-128,000
Ethanol	27,314	>5,000	400,000
Acetone	77,516	>12,000	128,000-250,000

* RD50 is the concentration needed to reduce the respiratory rate by 50% in 50% of the subjects tested
! LC50 is the lethal concentration in 50% of the subjects tested

The results of an example tenability analysis conducted by EPRI [47] using data from a series of experiments conducted on an NMC battery using the IDLH and AEGL-2 thresholds are presented in Figure 21. The gases of interest for the toxicity assessment include CO_2, CO, NH_3, CH_4, C_2H_4, HF, and CH_2O. Of this group, the concentrations of CO, HF and CH_2O were greatest relative to their AEGL and IDLH thresholds. AEGL and IDLH thresholds for gases commonly released in battery incidents are included in an EPRI report [34].

Average concentrations of the gases over the noted time period are utilized in this review, being that these are more indicative of the sustained levels of gas concentrations. The AEGL-2 criteria are selected because these are the lowest AEGL thresholds that relate to significant health consequences, some of which may be irreversible. As indicated in Figure 21. all of the average concentrations are appreciably less than the IDLH levels. Relative to the AEGL-2 thresholds, none of the average gas concentrations exceed any of the respective AEGL thresholds.

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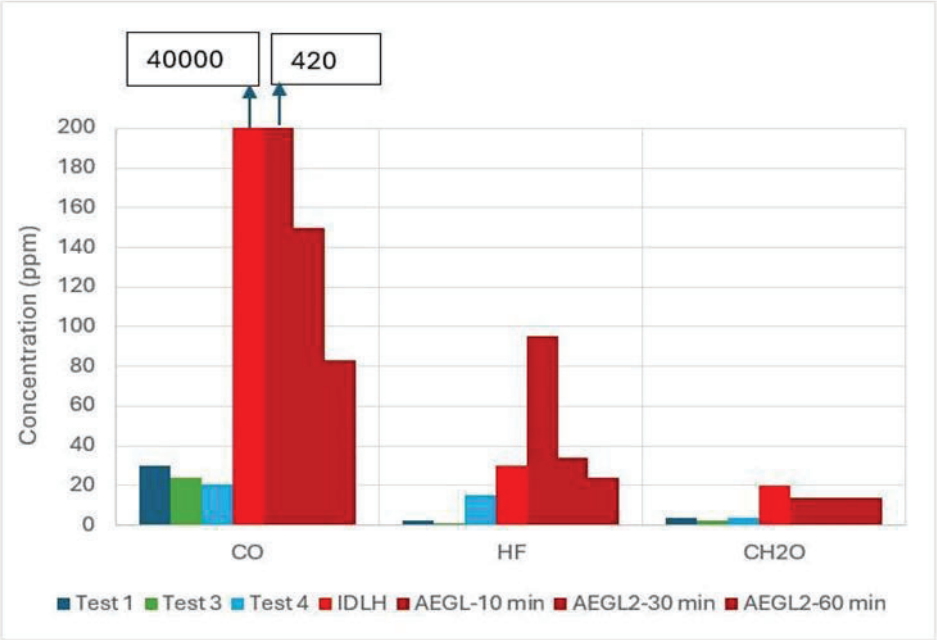

Figure 21: Example of Toxicity Assessment of Selected Gas Emissions from TR of NMC Battery

An approach used in tenability analyses in fire protection engineering for exposure of individuals to gases in an enclosed space is the fractional effective dose (FED) method. One advantage of the FED approach is it provides a means of assessing the impact of an exposure where the gas concentration varies with time. The FED method is most relevant to cases where the emitted gases are those which provide asphyxiating effects on people, i.e. CO, CO_2, and HCN, all of which are included in gaseous emissions from batteries. They are less proven to assess the impact of exposure to organic or inorganic irritants, such as formaldehyde, HF, and acrolein, all of which are produced in TR events. However, in short duration fire events, Levin suggested that accounting only for CO and CO_2 is highly successful in predicting lethality in fires [64].

5.3.3 Environmental Impact of Gas Emissions

The areas of potential environmental impact of gaseous and particle emissions from fire events is described in ISO 26367-3 [65]. The environmental impact of a selection of the gaseous and solid emissions produced in battery fires applying that approach is included in Table 11.

Table 11: Environmental Impact of Emissions from Battery Fires [65]

	Environmental Impact		
Emission	**Air**	**Water**	**Soil**
Halogenated Acids	X		
Nitrogen Oxides	X		
Sulfur Oxides	X		
Volatile Organic Compounds	X	X	X
Polycyclic Aromatic Hydrocarbons	X	X	X
Particulates	X	X	X

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5.3.4 Rate of Production of Gaseous Emissions

From most sources, the peak rate of overall gas production, as well as that for CO, CO_2, and HF, has been shown to be proportional to the SOC [38, 55]. Results from experiments a pouch LFP cell are presented in Figure 22 [43]. The peak concentrations of HF occur simultaneously with flaming being observed. In that figure, the peak gas concentration for HF is relatively constant for SOCs of 50% or less but increases appreciably at SOCs of 75% and 100%. While there is a rapid increase in the concentration or rate of HF emissions at an early stage, the concentration of HF emissions decreases exponentially thereafter. A substantial amount of HF may be generated, ranging between 20 and 200mg/Wh of nominal battery energy capacity. In addition, cells with a capacity of 15–22 mg/Wh produced substantial quantities of phosphoryl fluoride (POF3), another potentially toxic gas, in some of the fire tests.

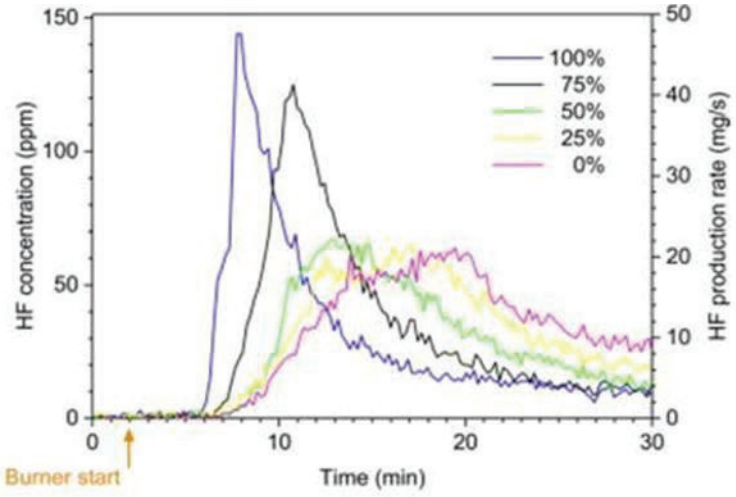

Figure 22: Transient Hydrogen Fluoride Production for Different SOCs [43]

In Figure 23, results of three replicate experiments (identified as “Type B,” repetition 1 and 2) (plus one additional experiment conducted with water mist, “repetition 3”) are presented. HF production varied significantly for LFP batteries with a 100% SOC, indicating the variability in outcomes from TR events, even when controls are in place to attempt repetition. While the production rate of HF is much less in repetition 1 than in the other two tests, the total volume of HF produced is reported to be similar in all three tests.

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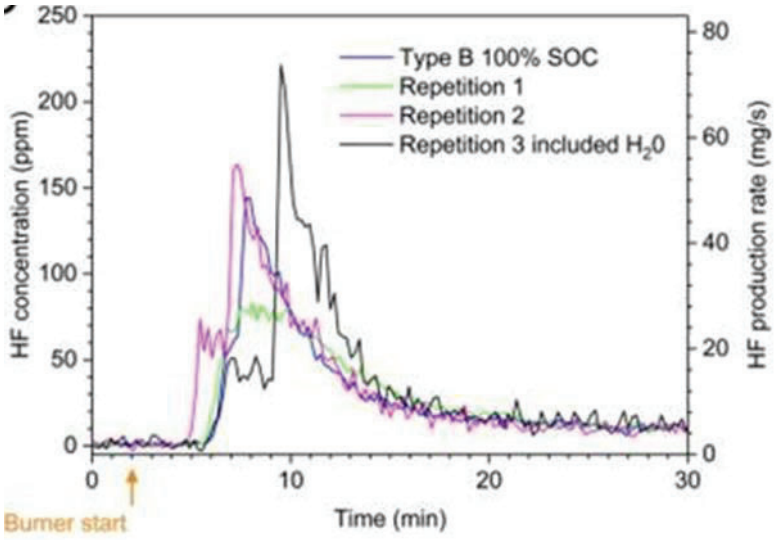

Figure 23: Transient Hydrogen Fluoride Production in Repetitive Experiments [43]

The time variation in the concentration of CO_2 (as an example of gaseous emissions) and particles from experiments by Larsson [43] is presented in Figure 24 The repeating peaks are evidence of a "puffing" type of response from the battery. The highly transient nature of such an event will be impractical to capture via computer simulations given the capabilities of currently used software.

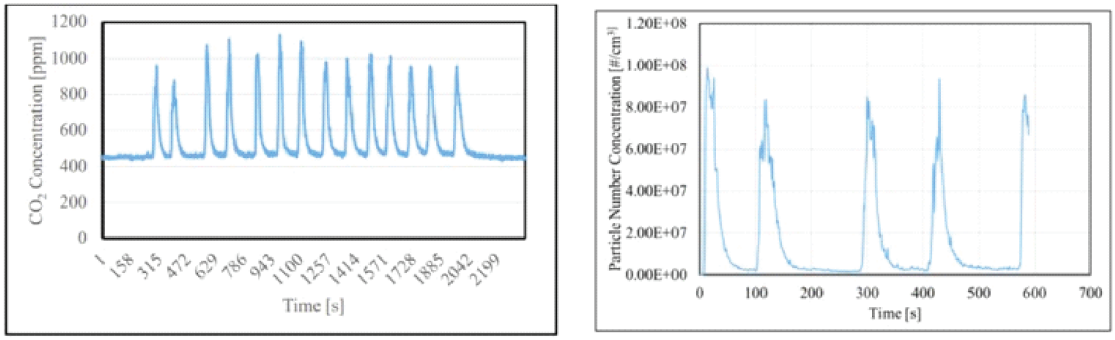

Figure 24: Transient Emissions of CO_2 and Particles [43]

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6 Assessment of Containment Spread

The comprehensive nature of an environmental impact analysis for a fire involving a BESS unit is depicted in Figure 25 [66]. Smoke produced from a fire involving any commodity, including a BESS unit, will rise in a plume and include combustion gases such as carbon dioxide (CO_2), carbon monoxide (CO), water vapor, other gases, particulate matter (i.e. soot) and other condensed chemical species. The plume will continue to rise as long as it remains buoyant (i.e. is warmer than the surrounding air).

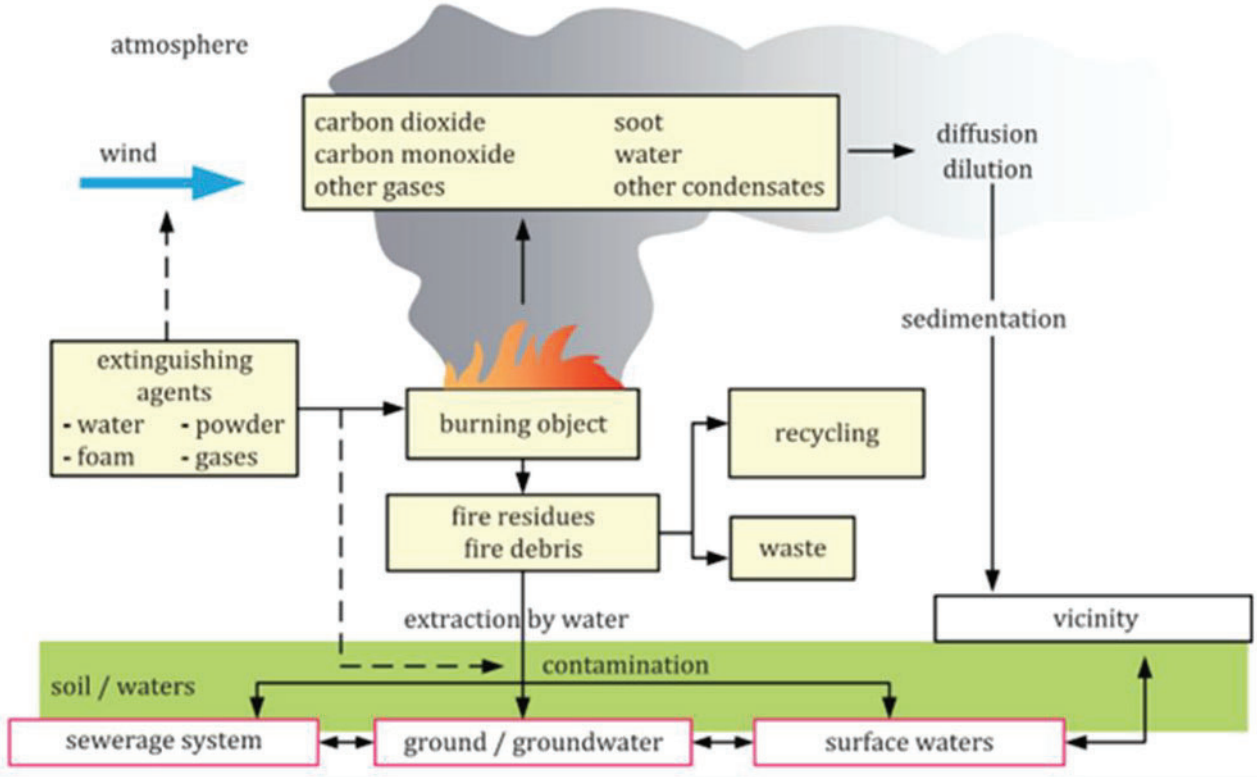

Figure 25: Pathways to Contamination from a Fire [66]

The rising plume will also entrain air which serves to dilute the combustion gases in the plume. The smoke from the plume will move horizontally due to wind (at any velocity) which will also include more entrainment and hence more dilution. While the plume disperses into the atmosphere as a function of distance, some dispersed particulates may deposit onto surfaces in the vicinity of the fire, which includes land and surface water.

Efforts to fight the fire using an extinguishing agent could cause some of the agent to be carried off by the plume or settle out on the ground some distance from the fire or runoff in the vicinity of the burning unit. Liquid extinguishing agents, such as water or foam, may carry some condensed items from the burning unit to soil, surface water, or ground water in the vicinity.

The issues surrounding the potential environmental impacts of fire events, particularly those associated with large industrial fires, are well established. Martin et al. present a comprehensive review of the issues associated with the environmental impact of fires and discusses many historically significant fire events, some of which resulted in significant environmental impact [67]. This review also provides a frame of reference for assessing the impact of BESS fires against historical precedent.

ISO Standard 26367-1, Guidelines for assessing the adverse environmental impact of fire effluents, provides an overview of the factors to consider when assessing the environmental impact of fires in general, and is also

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directly applicable to the assessment of BESS fire events [66]. Figure 26 is taken directly from Figure 1 of ISO Standard 26367-1 and graphically depicts the pathways for contamination.

As indicated in Figure 26, a burning object, including the case of utility-scale BESS equipment of varying fire size, emits a plume that can disperse airborne contaminants over a distance that depends on the relative buoyancy of the fire plume and wind speed during the event. The plume disperses into the atmosphere as a function of distance and some dispersed materials may deposit onto surfaces in the vicinity of the fire, which includes land and surface water.

Efforts to fight the fire using one of the various available extinguishing agents could cause local contamination by substances carried off with the extinguishing agent. Water-based extinguishing agents in particular can create the potential for contamination of local soil, surface water, and ground water due to direct agent run-off.

ISO Standard 26367-1 notes that short-term impacts from fire contamination occurring over a period of a few minutes to a few days, includes exposure arising from the atmospheric releases of asphyxiant and irritant gases. Short-term impacts to water include acute toxicity in run-off water, impacting aquatic habitats and species. It is noted that short-term impacts through deposition on land are unlikely.

Long-term impacts occur over a period of years after the fire and are experienced largely within the fire deposition zone and along impacted surface and groundwater. Long-term impacts are noted to be principally associated with persistent organic pollutants, metals, and other long-lived toxicants.

Another pertinent reference with relevance to the assessment of contaminant spread is the EPA's Risk Management Program Guidance for Offsite Consequence Analysis [68]. This document provides guidance on how to conduct off-site consequence analyses under the EPA's Clean Air Act and provides guidance both on establishing the worst-case scenarios for evaluation and data on a variety of toxic substances.

6.1 Spread of Airborne Contaminants

The spread of airborne contaminants can be assessed either through air sampling during or soon after a BESS fire event or through predictive modeling. As will be discussed in Section 7, often limited data is available from sampling gas concentrations within the plume in the immediate aftermath of an event, though sampling may commence within hours of the event and persist for days or weeks after the fire has been extinguished for the purposes of monitoring potential health hazards to the public.

6.2 Methods of Plume Spread Analysis

Air modeling simulations of the airborne plume spread from BESS fires are commonly used tools to assess airborne contaminant spread, both for the purposes of performing forensic analysis post-fire event and to perform predictive studies of the impact of an event. Predictive modeling is often integral to a community risk assessment (CRA), performed during the permitting and siting of a BESS installation.

An EPRI Technical Update published in 2020 summarizes the attributes of a range of the available models for use in this application, as may be seen in Table 12 [69].

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Table 12: Plume Model Attributes (EPRI Table 1) [69]

Model	Dense Gas	Buoyant Plume	Chemistry	Terrain Impacts	Buildings	Spatial Scale	Setup Effort	Run Time	Public
IDEAL MODEL	Yes	Yes	Yes	Yes	Yes	Local	Easy	Fast	Yes
ADMS-5	Yes	Yes	Yes	Yes	Yes	Local-Regional	TBD	TBD	Licensed
AERMOD	No	Yes	No	Yes	Yes	Local	Easy	Fast	Yes
CALPUFF	No	Yes	Yes	Yes	Yes	Local-Regional	Medium	Moderate	Yes
CAMEO/ALOHA	Yes	No	Yes	No	No	Local	Easy	Fast	Yes
CMAQ	No	Yes	Yes	Yes	No	Local-Regional	Hard	Slow	Yes
CTDMPLUS	No	Yes	No	Yes	No	Local	Easy	Fast	Yes
FLEXPART	No	Yes	No	Yes	No	Regional	Easy	Fast	Yes
HPAC/JEM	Yes	Yes	Yes	Yes	Yes	Local-Regional	Medium	Fast	No
HYSPLIT	No	Yes	No	Yes	No	Local-Regional	Easy	Fast	Yes
Offshore and Coastal Dispersion Model	No	Yes	No	Yes	No	Local-Regional	Easy	Fast	Yes
Phast	Yes	Yes	No	No	Yes	Local-Regional	Medium	Fast	Licensed
SAFER / TRACE	Yes	Yes	Yes	No	TBD	Local	Easy	TBD	Licensed
QUIC-Plume LPDM	Yes	Yes	Yes	Yes	TBD	Local	Easy	Fast	No
SCICHEM	Yes	Yes	Yes	Yes	Yes	Local-Regional	Medium	Moderate	Yes
STILT	No	Yes	Yes	Yes	No	Regional	Easy	Fast	Yes
WRF-Chem	No	Yes	Yes	Yes	No	Local-Regional	Medium	Moderate	Yes
WRF-Fire	No	Yes	Yes	Yes	No	Local-Regional	Medium	Moderate	Yes

In 2022, in another Technical Update, EPRI further provided the demonstration of a modeling framework for performing air modeling simulations of BESS fires [70] EPRI chose the model SCICHEM (Table 12) for use in demonstrating the modeling framework. One of the reasons SCICHEM was selected was its stated ability to model chemical interactions and potential deposition of contaminants by the plume. This capability is only mentioned in the Technical Update and is not demonstrated. This literature review will later discuss the use of various models from Table 12 in published CRA reports. It should be noted that none of these studies use the models to predict deposition to remote surfaces (soil or surface water). Rather, they are used solely to predict airborne contaminant concentrations as a function of distance from the fire. EPRI recognizes this limitation and recommended that future work examine the impacts of atmospheric chemistry and deposition.

In the EPRI modeling framework's combustion simulations, two 8-hour fire release cases were simulated, having heat release rates of 1 MW and 10 MW [70]. For both cases, plume spread was assessed examining the spread of HF, with an assumed release rate of 100 mg HF per Wh, based on the work of Larsson [45] This release rate leads to a mass release of HF of approximately 13.9 g/s (50 kg/h) of HF over an 8-hour period. It is noted that this assumes battery racks burning in series, rather than parallel, in which case the release rates would be higher, but for a shorter period.

A third EPRI report published in 2024 discussed lessons learned from plume modeling of BESS fires [71]. The report notes that while plume modeling is not currently required in most jurisdictions, it was suggested for inclusion in NPFA 855, though it was not included due to outstanding uncertainties. While not mandated, the

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EPRI report recommends plume modeling be performed when possible. The 2024 report goes on to highlight AERMOD, PHAST, SAFER/TRACE, and SCICHEM for further discussion and adds Fire Dynamics Simulator (FDS) to this list.

The 2024 EPRI white paper states that "due to their important driving effect on downwind exposures, emission rates during combustion and off-gassing are a key set of assumptions used in plume modeling. While results from a number of laboratory burn tests .... Are publicly available, a knowledge gap currently exists as to the emission rates from real-world incidents, including chemical and physical dynamic evolution of the emitted pollutants close to the source." It is further stated that "use of UL9540A test results as a total emitted chemical mass can be a good starting point for determining the source term." Because acid gas emissions data are not readily available from UL9540A test results, it is unclear if the 2024 report intends to recommend continued use of the HF scaling factors demonstrated in the previous EPRI reports. This discussion has bearing on the discussion of plume modeling in the upcoming BESS CRA reports.

Of further note in the 2024 EPRI white paper is the discussion that modeling scenarios may consider multiple phases of battery fire events, including the pre-combustion (off-gassing) phase, the combustion phase, and the suppression phase. As noted in the following section, the pre-combustion and combustion phases are common scenarios modeled in CRA reports, but no sources could be found modeling the suppression phase, likely due to the complexity of defining the source inputs to perform such a simulation. A final point in the scenarios considered by the 2024 EPRI white paper is the statement that depending on emissions assumptions, HCl may be a larger health concern than HF for the combustion case. This observation has also been corroborated by others [72]. It is asserted that with regard to human health considerations, prediction of HCl and HF is "likely protective for all other pollutants of interest" [71].

6.3 Plume Modeling in BESS (CRA reports)

The use of plume modeling has become prevalent in recent years to support the development of CRA reports, sometimes also called Offsite Consequence Analysis (OCA) reports.

Due to published accounts of BESS fires in recent years, a CRA report is often prepared to assist in siting efforts for new BESS sites and to address community concerns with the construction of new BESS sites in or near local communities, despite not currently being prescribed by NFPA 855. CRA reports are most often written as proprietary reports prepared for site owners or operators but are sometimes released into the public domain by the various jurisdictions.

For the purpose of illustrating the variability of these assessments, in the absence of prescriptive criteria or other guidance, three examples are included from the literature [73, 74, 75]. These three examples of plume analyses will be compared and contrasted to the approach typically used by FRA for proprietary BESS clients.

Table 13 shows a summary of the plume model used and the types of combustion products considered for evaluation in the plume spread analysis. It can be seen that while the EPRI modeling framework base case, CRA #0 [70] in Table 13, solely evaluated the spread of HF, the three public CRA examples [73, 74, 75] looked at both the spread of CO and HF. Additionally, two of the three modeling studies include consideration of HCN and HCl. It is noteworthy that the EPRI base case and all of the other examples in Table 13 used different plume models.

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Table 13: Summary of Air Modeling Example Considerations

CRA#	Model	Parameter Evaluated					Event Modeled	
		CO	HF	HCN	HCL	LFL	Pre-Combustion (Off-Gassing)	Flaming Combustion
0	SCICHEM		X				X	X
1	AERSCREEN	X	X	X	X			X
2	AERMOD	X	X					X
3	ALOHA	X	X	X	X			X
4	PHAST	X				X	X	X

CRA #4 corresponds to the typical approach used by FRA, which includes modeling of CO and the extent of the LFL in the plume using PHAST. The approach used by FRA is based on extrapolation of data from UL9540A testing, as was noted in the 2024 EPRI white paper [71]. FRA has noted from its performance of large-scale BESS fire testing that while HF concentrations of concern have been observed in close proximity to the fire source, HF is not generally noted in concentrations of concern remote from the fire source. In performing this literature search, including the documentation of contaminant measurements taken in relation to the example BESS fire events summarized in Section 5, sources documenting acid gas measurements of concern remote from the fire event were not found.

An important observation when looking at each of the three published plume studies [73, 74, 75] designated as CRA #1, #2, and #3 in Table 13 was that the source emissions rates for the acid gases used in the modeling varied widely. This is based on different methods of scaling the amount of acid gas produced as a function of mass of batteries burned, derived from many of the same small scale testing sources of data summarized in Section 5 of this report. Of the acid gas source terms considered by the three reference studies, the highest generation rate cited by one of the studies was approximately 48 kg/h of HF for a duration of 24 hours [73] for a flaming combustion phase event. This generation rate appears to be similar to that used in the EPRI modeling framework base case and also cites the work of Larsson, et. al. [76], albeit from a different reference. The lowest cited rates of HF are up to two orders of magnitude lower, demonstrating the variability in using mass-scaled generation rates derived from small-scale testing.

Each of these studies only examined battery fire (flaming combustion) events and did not evaluate the pre-combustion (off-gassing) phase. The EPRI framework modeling base case (CRA #0) and FRA approach (CRA #4) both evaluated both pre-combustion and fire events.

6.4 Experimental Studies

While FRA is aware of large-scale testing that has been performed on BESS equipment and future testing that is planned on full-size BESS container units, currently, most of the experimental studies on which airborne contaminant spread assessments are based on are bench-scale in nature. Any future requirements incorporated into NFPA 855 pertaining to the testing of full-size BESS containers should yield more applicable results for assessing contaminant source terms for utility-scale BESS fires.

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The 2024 EPRI White Paper [71] further notes that advancements in atmospheric concentration monitoring instruments, including unmanned aerial vehicles (UAVs), more commonly known as “drones”, have been proposed to be outfitted with monitoring equipment to measure contaminants in real-time at various locations in the airborne plume and not just at ground monitoring locations.

6.5 Spread of Water-Borne Contaminants

The spread of water-borne contaminants from BESS fires is not well studied nor does the literature support this assertion; however, since this may be an issue of concern, it is discussed for completeness.

Throughout the literature, there are frequent mentions of concerns due to contamination present in firefighting water run-off, either due to the presence of automatic sprinkler systems or due to firefighting hose streams during suppression efforts. In the case studies discussed in this literature review, there are several mentions of soil contamination measurements made in areas where firefighting water runoff occurred. As depicted in Figure 26 of this report, there are also concerns expressed with the potential for contamination of underground water sources due to this run-off. In the specific case of the Escondido, CA fire event, sampling of well-water for properties near the BESS site was reported to take place for an unspecified period of time after the event, despite the fact that firefighting water was stated as being used only to provide exposure protection. No adverse outcomes were found in the literature associated with the well sampling.

Where contamination from fire water run-off is determined to be a concern, one means of mitigation would be to develop a comprehensive Soil and Water Management Plan. One notable example found in the literature, for a BESS site in Australia, identifies several potential mitigation controls including dust management, spill containment, drainage and stormwater management, and operational controls [77].

Recent developments in the firefighting tactics surrounding BESS fires have been noted in a 2023 EPRI White Paper titled “The Evolution of Battery Energy Storage Safety Codes and Standards” [78]. This white paper notes a significant shift in the firefighting philosophy associated with BESS fires. It also notes that while NFPA 855 mandates suppression for buildings and outdoor walk-in units, the requirement appears not to apply to outdoor units that cannot be entered, which is the case for most post-2020 utility-scale BESS installations. The realization that using water in an attempt to extinguish a deep-seated fire within a packed BESS container considers the volumes of water that would be used has driven a new “controlled burn” philosophy.

The “controlled burn” approach involves allowing the initial BESS unit to burn out in a controlled manner while protecting adjacent exposures. As noted by EPRI [78], the approach has several advantages:

- Issues with stranded energy and re-ignition are avoided.
- Flammable gases are consumed as they are released, eliminating the risk of explosion.
- By not using firefighting water on the fire itself, contaminated run-off and excessive water use are avoided.

The EPRI report notes that while laboratory testing identifies toxic compounds that are released by burning LIBs, these may be consumed internally, combusted, or may react to form other non-toxic compounds before being released to the environment. The report further notes that in recent events that were allowed to burn in a controlled manner, local monitoring has shown air quality to be at safe levels.

6.6 Availability of Predictive Models

The EPA website for Groundwater Modeling Research [79] summarizes a number of predictive models that may have the ability to be used to evaluate the potential for contaminated fire water run-off to reach groundwater sources. There were no sources identified in the literature that documented the use of predictive models for this application. Rather, the mentions of the potential for BESS fire water run-off to cause waterborne contamination was anecdotal and often reference the limited laboratory testing described in Section 7.

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6.7 Experimental Studies

Two experimental studies were performed that report toxicity assessments of fire extinguishing water from LIB tests. Bordes, et al [80] performed small-scale testing using modules consisting of between 16 and 45 cylindrical prismatic cells. Quant, et al. [81] performed testing from large-scale battery and EV fire tests. Of importance in this documented test series are the tests where the battery alone was tested and thus the emissions do not contain the non-battery materials associated with the full EV test.

For the small-scale battery tests [80], the modules were induced into TR using a gas burner that was switched off, and overhead sprinklers were operated manually once TR was confirmed. The authors reported the presence of heavy metals such as Ni, Mn, Co, Li, Al, and polycyclic aromatic hydrocarbons (PAH) in amounts that could be potentially hazardous to the environment.

For the large-scale battery tests [81], one battery-only test was performed to compare the results of fire water runoff for the battery only to the full EV test. Overhead sprinklers were allowed to operate to extinguish the fire. Like the small-scale tests, the authors reported the presence of Ni, Mn, Co, and PAHs, but also noted the elevated presence of polyfluoroalkyl substances (PFAS) in the runoff. The authors also noted that after the battery test, the pack was opened and flushed with water, resulting in "a large increase of PFAS in the extinguishing water".

The EPRI 2024 White Paper [71] and other credible sources in the literature reference in particular the Quant, et al. paper [81] as evidence of the potential for potential contamination in fire extinguishing water used to fight battery fires. It is unclear whether the results of the noted experimental studies on contamination in firefighting water runoff can be extrapolated to be applicable to a utility-scale BESS fire, except to note that the presence of this concern would support the controlled burn philosophy to reduce the potential for water-borne contamination.

It is worthy of note that the results from the limited small-scale testing can be potentially misused to extrapolate very misleading results. One instance was found in the literature documenting an email transmittal from a concerned citizen in the wake of the East Hampton, NY fire [82], wherein the Quant paper [81] was used as the basis for an estimation that assumed rupture of all battery cells at the site and use of 2.2 million gallons of fire-extinguishing water, that then asserted it might be possible to see "a flow into the aquifer carrying PFAS 24,800 times the concentration level proposed in the EPA's National Primary Drinking Water Regulation." This would appear to be a gross overestimation and misuse of the available data.

7 Impact of Contaminant Spread

The BESS fire case studies described in Section 4.3 of this report were selected for discussion because they serve as examples of the relative fire severity and size of the fire event (component, single container, multi-container), but also (with one exception) were among the cases of the 35 U.S. BESS fires documented in the EPRI database that had documented assessments of air, water, and soil impacts.

One exception was the one component BESS fire example, occurring on April 5, 2022 in Valley Center, CA, for which a record of an environmental assessment was not found in the literature.

The summary of the environmental assessments performed for the BESS fire events described in the sections that follow demonstrate the variability in the type and amount of environmental testing performed and the time periods over which samples were collected.

7.1 East Hampton, NY – May 31, 2023

Subsequent to the East Hampton BESS fire event, surface wipe samples were taken from the interior of the building in which the BESS equipment was housed to investigate deposition from potential airborne contaminants from the fire [83]. Additionally, because the facility's automatic sprinkler system was allowed to

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run for approximately 30 hours to make sure the fire was fully extinguished, soil samples were taken at the exterior of the building to investigate the area where the sprinkler water run-off collected.

On June 14, a certified industrial hygienist took wipe samples from various interior items in the dedicated use building. The results of this testing were deemed inconclusive since there were no unimpacted background samples for comparison.

On July 13, and again on October 14, soil samples were taken to sample for 26 metals. This investigation showed no discernable difference in the concentration of the measured metals in the soil samples collected from the sprinkler water discharge area when compared to remote site background samples. Based on these results, no further remediation was required by the State of New York.

7.2 Surprise, AZ – April 19, 2019

APS hired consultants to conduct an evaluation of both on-site and off-site environmental and health impacts of the McMicken Battery Energy Storage System fire event [12]. The investigation involved collecting on-site samples, including soil samples, and performing off-site air dispersion modeling to evaluate the potential for off-site environmental impacts. Air monitoring during the event was part of the fire service's response [12].

On May 6-7, 2019, surface soil samples were collected from the ground around the BESS equipment and wipe samples from surfaces within the BESS container. The sampling data showed low concentrations of hazardous materials that were generally indistinguishable from background sampling data. The study concluded that no contaminants in excess of levels that would require remediation were detected and that additional groundwater or soil sampling was unnecessary.

Between May and September 2019, air dispersion modeling was conducted to determine if there was likely off-site deposition of contaminants via airborne transmission. Detailed information on the modeling assumptions was not found in the literature. The modeling concluded that particulate matter deposition via airborne transmission was minimal and confined to on-site locations near to the BESS fire event. Modeled off-site concentrations of contaminants were lower than federal and state guidelines and therefore additional off-site environmental investigations were not recommended.

7.3 Escondido, CA – September 5, 2024

San Diego County Fire Rescue, along with independent consultants, issued separate air quality and water run-off reports for the SDGE battery fire event [84, 85]. As documented in the air quality report [84], San Diego County Hazmat personnel conducted air monitoring over a period of four hours commencing 90 minutes into the event, at which time only normal products of combustion "consistent with a structure fire" were detected and at levels considered well below NIOSH and OSHA thresholds. A consultant began air quality monitoring later in the evening of September 5, concluding on September 7. These measurements consisted of measuring oxygen levels, concluding that any decrease in percentage "would indicate that there was some unknown gas in the atmosphere not able to be detected by monitoring equipment." Fluoride reactive test strips were also used to detect HF. At no time did oxygen deviate from normal levels nor was HF detected at any of the sampling locations.

As documented in the water quality report [85], the Escondido Fire Department used a defensive strategy focused on protecting adjacent structures by applying water to those structures during the fire event. Firefighting water run-off samples were collected on the evening of September 5 and sent to a third-party laboratory for analysis. The laboratory analysis found the pH of the water and metal concentrations was within normal or acceptable ranges. Low levels of barium, copper, and zinc were found that were determined not to pose significant environmental hazards and that there were no concerns with the run-off water entering the environment.

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7.4 Chaumont (Lyme), NY – July 27, 2023

Over the five-day BESS fire event at the Convergent Energy facility, the New York State Office of Fire Prevention and Control (OFPC) performed air quality monitoring of nearby communities [83]. Additionally, due to the large volume of water applied to the fire over the duration of the event during fire suppression and control actions, a significant amount of fire fighting water run-off was noted and was a concern due to the presence of nearby residential wells. Ground water samples were analyzed for a variety of contaminants including volatile organics and metals. Additionally, samples were taken from 11 wells near the property that could be impacted by run-off. No apparent fire contaminants were identified in any of the ground water samples and the State Department of Health notified the potentially affected residents.

7.5 Melba, ID – October 2, 2023

Idaho Power contracted a consultant to provide air monitoring and sampling support in response to the Melba, ID BESS fire event. This was done to augment air sampling efforts being performed prior to the consultant's arrival on site by Idaho Power's industrial hygiene personnel.

Air monitoring was performed both during the multi-day fire event and consisted of real-time air monitoring both on-site and in the surrounding community. The consultant's report indicated that there were no detections of hazardous contaminants that exceeded "health-based action levels" and there were no contaminant detections observed by the air sampling, either by the consultant or Idaho Power staff, that would represent a public health concern [86].

7.6 Warwick, NY – June 26 and 27, 2023

The Orange County, NY HAZMAT Response Team responded to two independent events occurring one day apart in the town of Warwick, NY [83]. For each event they collected air samples to determine if hazardous materials were present and if measures to mitigate public exposure were required. In both cases, no elevated levels of toxic contaminants were reported to have been detected. Because no water was used to attempt to extinguish the fire at either location, there was no firefighting water runoff, and therefore no soil samples were taken due to the limited potential for off-site impacts.

8 Summary and Conclusions

This report provides an analysis of historical Li-Ion BESS fire incidents and their causes, a review of the types of contaminants released, the extent of environmental impacts, and how advancements in safety regulations and technology have mitigated risks.

In none of the reviewed cases of environmental sampling related to the BESS fire events were reported contaminant concentrations found that posed a public health concern or necessitated further remediation. This finding includes airborne contamination sampling conducted on-site, off-site, and within nearby communities, as well as relevant sampling of water from firefighting activities, suppression system run-off, and groundwater testing in specific instances.

In addition to the case studies summarized above, a large indoor BESS fire occurred on January 16, 2025 involving a 1,200 MWh system at Moss Landing, CA. As of the initial drafting of this report, the investigation was ongoing, and the environmental impact was being monitored closely. Due to the timing of this event, it was not formally considered in this study as no official environmental data had been released at the time of publication.

A Phase 2 supplement to this study will be performed that utilizes plume modeling to look at the expected contamination spread from representative BESS events consistent with the previous case study. This Phase 2 effort will look at both modeling performed commercially to support Community Risk Assessment (CRA) studies and other recently performed industry studies to compare and contrast modeling results and the source terms used.

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9 Appendix A – Incident Database

Table 14 lists the BESS failure incidents noted in the EPRI / UL databases that were considered in the analysis presented in this report.

Table 14: 35 Incidents Included in Analysis

Location	Date
Flagstaff, AZ	11/26/2012
Port Angeles, WA	7/3/2013
Franklin, WI	8/10/2016
Beavercreek, OH	3/1/2018
Denton, MD	5/1/2018
Indio, CA	5/9/2018
Tualatin, OR	4/11/2019
Surprise, AZ	4/19/2019
Standish, MI	4/19/2021
Morris, IL	6/29/2021
La Salle, IL	7/19/2021
Moss Landing, CA	9/4/2021
Moss Landing, CA	2/13/2022
Valley Center, CA	4/5/2022
Chandler, AZ	4/18/2022
West Thumb Geyser Basin, Yellowstone, WY	9/6/2022
Moss Landing, CA	9/20/2022
Baker, CA	1/1/2023
Millvale, PA	1/30/2023
Jacksonville, FL	4/25/2023
East Hampton, Long Island, NY	5/31/2023
Warwick, NY	6/26/2023
Warwick, NY	6/27/2023
Tampa, FL	7/20/2023
Lyme, NY	7/27/2023
Valley Center, CA	9/18/2023
Melba, ID	10/2/2023
Columbus, OH	4/18/2024
Otay Mesa, San Diego, CA	5/15/2024
Santa Ana, CA	7/17/2024
Baker, CA	7/26/2024
Escondido, CA	9/5/2024
Nye County, NV	9/17/2024
San Pedro, CA	9/26/2024
Fredericktown, MO	10/30/2024

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10 Appendix B – Moss Landing Fire Event

On January 16, 2025, a fire broke out in the 300 MW Vistra Moss Landing 300 facility in Monterey, CA, located within a converted, historic, generator hall on-site. According to the US Environmental Protection Agency[87] , the fire damaged about 55 percent of the battery units in the facility. The fire was contained by the following day, although a less severe reignition occurred about a month later. The cause of the fire is still under investigation.

The EPA conducted air monitoring during the event and reported on January 18, 2025 that it had "not detected any risk to public health based on air monitoring data from stations near the Vistra Energy Battery Power Plant" [88]. The EPA noted that on the day of the event it had immediately deployed nine air monitoring stations for particulate matter and hydrogen fluoride. Post-incident environmental testing and monitoring information is summarized on the County of Monterey website [89] and the County has established a dashboard of test results [90]. The County has engaged independent environmental and toxicology consultants and is working towards a comprehensive Human Health Risk Assessment (HHRA), relying on lab data over field screening results.

It is worthy of note [91], that Moss Landing's design was "unique, globally, as a facility," given the design choice to concentrate rows of battery racks totaling 300 MW of capacity indoors in a 1950 era building and the use of nickel-manganese-cobalt (NMC chemistry) instead of the more common lithium-ion phosphate (LFP) chemistry. As noted, nearly all grid batteries installed over the past several years involve outdoor installations of modular containerized BESS designed with safety features to ensure that if a fire breaks out in one individual container it won't propagate to neighboring units.

In the soon-to-be-released 2026 edition [92] of NFPA 855, a new requirement for large-scale fire testing addresses a worst-case fire scenario, in which a developed fire condition is established in one battery unit and is not allowed to result in thermal runaway in adjacent units. Individual container sizes vary (typically 20-40 ft) with a capacity ranging from 1-5 MWh per container, as compared to the 300 MWh concentration of battery racks at Moss Landing.

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[88] Environmental Protection Agency, "EPA Air Monitoring Results Near Moss Landing Vistra Battery Fire Not Exceeding Health Standards", January 18, 2025. https://www.epa.gov/newsreleases/epa-air-monitoring-results-near-moss-landing-vistra-battery-fire-not-exceeding-health

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[90] Moss Landing Vistra Battery Fire Dashboard https://experience.arcgis.com/experience/0045660d4525482588730b41260c1004/page/Dashboard

[91] J. Spector, "Why we don't need to worry too much about the latest grid battery fire", Canary Media, January 25, 2025. https://www.canarymedia.com/articles/energy-storage/moss-landing-fire-reveals-flaws-in-the-battery-industrys-early-designs

[92] UL Solutions, "Installation Codes and Requirements for Energy Storage Systems (ESS) – FAQs https://www.ul.com/resources/installation-codes-and-requirements-energy-storage-systems-ess-faqs

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F.1.

Attachment B – Complex PTS report

ComplexPTS
Complex Property Tax Specialists

PROPERTY TAX ESTIMATE

Phase I

PROJECT INFORMATION

Project Name	Edgewater	Est Start Date	Mar-29
Total Project Costs	$50,000,000	Est Completion Date	Dec-30
Real Estate Costs	$0	Solar Capacity MW	N/A
Equip & Interconnect Costs	$50,000,000	Battery Storage MW	50

BUSINESS PERSONAL PROPERTY (BPP) ASSESSMENT INFORMATION

Taxing Jurisdiction(s)	Ellis County, Ennis ISD, Ellis Lateral Road, City of Ennis	Effective Tax Rate	2.1699%
Assessment Date	1/1/2031	Depreciable Life	10 & 12

BUSINESS PERSONAL PROPERTY TAX ESTIMATE

Property	2031 Est Cost	2031 Est % depreciation	2031 Est Cost minus dep	Abatement	2031 Est Taxable Value	2031 Est Tax Rate	2031 Est Total Tax
BPP	$50,000,000	91.74%	$45,869,840	0%	$45,869,840	2.1699%	$995,330

REAL PROPERTY (RP) ASSESSMENT INFORMATION

Taxing Jurisdiction(s)	Ellis County, Ennis ISD, Ellis Lateral Road, City of Ennis	Lease Amount	$0
Assessment Date	1/1/2031	Land (Acres)	7.71
Effective Tax Rate	2.1699%	Purchase $/Acre	$350,000

REAL PROPERTY HISTORICAL ASSESSMENT

Parcel Number	Land MV	Improvements MV	Land Size (AC)	Land $/AC	2025 Total Taxable	2024 Effective Tax Rate	2025 Est Total Tax
Multiple	$1,219,775	$0	125.75	$9,700	$1,219,775	2.1699%	$26,468

REAL PROPERTY TAX ESTIMATE

Parcel Number	Land AV	Improvements AV	Land Size (AC)	Land $/AC	2031 Est Total AV	2031 Est Tax Rate	2031 Est Total Tax
Multiple	$364,211	$0	7.71	$47,239	$364,211	2.1699%	$7,903

TOTAL PROPERTY TAX ESTIMATE FOR FIRST TAXABLE YEAR (RP & BPP) $1,003,233

Disclaimer: *The estimate produced is the opinion of Complex PTS, and in no way does Complex PTS guarantee its accuracy. The actual property tax may vary from this budget estimate. While Complex PTS strives for accuracy, it is always possible that constraints of time for research or incorrect data and underlying assumptions have impacted the accuracy of this property tax budget estimate.*

ComplexPTS
Complex Property Tax Specialists

PROPERTY TAX ANALYSIS & ESTIMATE

NOTES - Edgewater

Est. Land Value:

Core land value increase at 1% per annum in this estimate.

Est. Imp Value:

Per Capitol Appraisal Group, the third party Industrial/Utility Appraiser for Elllis County, a 10 year life will be utilized on the Batteries and 12 year on the Balance of Plant (BOP).

Plant costs and split between batteries and BOP are estimated using the Ryan project as a basis.

Est. Tax Rate

Tax rate details were researched from the Ellis CAD website/Tax Office and no annual increase was utilized.

TX tax rates remain relatively flat or decrease due to caps on revenue generated by property tax.

Property taxes in TX are due in the year following the assessment/lien date.

Conflicting documentation of the Ellis County Tax Office website led us to use the more conservative documentation.

Assessment Details:

RE Parcel lost the ag exemption for 2025 therefore no rollback taxes should be incurred.

No Chapter 312 (County) abatements assumed.

Please note, a RE only assessment and taxes will be incurred for 2027-30.

Disclaimer: *The estimate produced is the opinion of Complex PTS, and in no way does Complex PTS guarantee its accuracy. The actual property tax may vary from this budget estimate. While Complex PTS strives for accuracy, it is always possible that constraints of time for research or incorrect data and underlying assumptions have impacted the accuracy of this property tax budget estimate.*

Edgewater
Ellis County, Ennis ISD, Ellis Lateral Road, City of Ennis
Property Tax Estimate

		Batteries	BOP													Replacement Batteries										
Total BPP Taxable Cost		$28,254,000	$21,746,000													$28,254,000										
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
	Beginning Cost	$0	$0	$0	$0	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000	$50,000,000
	% Good	0.00%	0.00%	0.00%	0.00%	91.74%	83.61%	75.99%	68.82%	62.07%	55.25%	48.77%	43.03%	37.55%	32.32%	61.30%	55.34%	49.89%	42.73%	39.02%	35.68%	32.68%	29.98%	27.55%	25.36%
	Est Taxable Value	$0	$0	$0	$0	$45,869,840	$41,804,760	$37,993,966	$34,412,029	$31,036,347	$27,626,856	$24,386,888	$21,514,127	$18,774,160	$16,158,510	$30,647,640	$27,669,860	$24,946,366	$21,364,429	$19,510,967	$17,841,155	$16,340,868	$14,990,327	$13,772,579	$12,679,150
	Est Tax Rate	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%	2.17%
Total BESS BPP Tax for life of asset	$10,835,197	**Est BPP Tax**	$0	$0	$0	$0	$995,330	$907,121	$824,431	$746,707	$673,458	$599,475	$529,171	$466,835	$407,380	$350,624	$665,023	$600,408	$541,311	$463,587	$423,368	$387,135	$354,580	$325,275	$298,851	$275,125
		Est RE Value	$350,000	$353,500	$357,035	$360,605	$364,211	$367,854	$371,532	$375,247	$379,000	$382,790	$386,618	$390,484	$394,389	$398,333	$402,316	$406,339	$410,403	$414,507	$418,652	$422,838	$427,067	$431,337	$435,651	$440,007
Total RE Tax for life of asset	$204,854	**Est RE Tax**	$7,595	$7,671	$7,747	$7,825	$7,903	$7,982	$8,062	$8,142	$8,224	$8,306	$8,389	$8,473	$8,558	$8,643	$8,730	$8,817	$8,905	$8,994	$9,084	$9,175	$9,267	$9,360	$9,453	$9,548
Tax Breakout by Jurisdiction for life of asset																										
	$6,182,713	**Ennis ISD**	$4,253	$4,296	$4,339	$4,382	$561,836	$512,482	$466,218	$422,735	$381,759	$340,373	$301,048	$266,185	$232,936	$201,199	$377,319	$341,182	$308,135	$264,658	$242,185	$221,944	$203,764	$187,404	$172,658	$159,424
	$1,301,361	**Ellis County**	$895	$904	$913	$922	$118,257	$107,869	$98,131	$88,979	$80,354	$71,643	$63,366	$56,028	$49,029	$42,349	$79,420	$71,813	$64,858	$55,706	$50,976	$46,716	$42,889	$39,446	$36,342	$33,556
	$3,463,327	**City of Ennis**	$2,382	$2,406	$2,430	$2,455	$314,720	$287,073	$261,158	$236,800	$213,847	$190,664	$168,636	$149,107	$130,482	$112,704	$211,360	$191,117	$172,606	$148,251	$135,663	$124,325	$114,141	$104,977	$96,717	$89,303
	$92,649	**Lateral Road**	$64	$64	$65	$66	$8,419	$7,680	$6,986	$6,335	$5,721	$5,101	$4,511	$3,989	$3,491	$3,015	$5,654	$5,113	$4,617	$3,966	$3,629	$3,326	$3,053	$2,808	$2,587	$2,389
Total Property Tax for life of asset	$11,040,051	**Total Est Tax**	$7,595	$7,671	$7,747	$7,825	$1,003,233	$915,104	$832,493	$754,849	$681,682	$607,781	$537,560	$475,308	$415,938	$359,267	$673,753	$609,225	$550,217	$472,581	$432,453	$396,310	$363,847	$334,635	$308,304	$284,673

RE purchase estimated to occur 6/2026. An estimated $3,800 of 2026 taxes will be due at closing.

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Discuss and consider approval of an Ordinance of the City Commission of the City of Ennis, Texas, repealing the Specific Use Permit granted to Glidepath Power Solutions for the construction and operation of a Battery Energy Storage System on an approximately 7.71 acre lot located in the City of Ennis, Ellis County, Texas which is a portion of Ellis CAD ID 190366.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Planning & Development
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

On December 5, 2023, the City Commission approved Ordinance No. 23-1205-F1, granting a Specific Use Permit (SUP) for the construction and operation of a 50-megawatt Battery Energy Storage System (BESS) on approximately 7.71 acres located at 0 Old Waxahachie Road. The SUP approval included several conditions, including limitations on the number of battery storage containers, required masonry and vegetative screening, and site restoration requirements upon discontinuation of the authorized use.

Pursuant to the City of Ennis Unified Development Ordinance (UDO), preliminary plats must be approved prior to any land division and prior to the commencement of any new development or construction project. Both preliminary and final plat approvals require confirmation of the adequacy of public facilities, that required public improvements have been installed and accepted by the City, or that provisions for their installation have been made, and that all applicable requirements and conditions have been satisfied.

Following approval of the SUP on December 5, 2023, Glidepath Power Solutions submitted a plat application (PLAT-24-7) on July 30, 2024. A civil plan review application (CIV-25-25) was not submitted until June 2, 2025. Staff's preliminary review of the civil plan submittal identified multiple items requiring clarification or revision prior to further consideration, including, but not limited to, roadway improvements, drainage and stormwater management, fire protection considerations, and consistency with the approved SUP conditions.

Among the issues identified were the following:

- Battery Storage Container Limitations
    - Condition No. 3 of the approved SUP limits the project to a maximum of 20 battery storage containers. Sheet C300 of the submitted civil plans depicts "Proposed Battery Storage Equipment" in excess of the number authorized by the SUP, rendering the submittal inconsistent with the approved entitlement.
- Stormwater Flow, Receiving Waters, and Drinking Water Source Protection

- The project site is located approximately 900 feet from a tributary and its associated floodplain that drains to Lake Bardwell, the City's primary drinking water source.
- The City of Ennis operates a public water utility system regulated by the Texas Commission on Environmental Quality (TCEQ) and subject to 30 Texas Administrative Code (TAC), Chapter 290, including requirements related to source water protection, treatment, distribution, and prevention of contamination.
- While civil permit application documents reference potential fire suppression considerations, the submitted plans and supporting documentation do not identify measures to prevent runoff, migration, or contamination of surface waters in the event of a battery failure, fire, or other hazardous release.
- Development within the City's drinking water watershed, including areas draining to Lake Bardwell and its tributaries, must be evaluated to ensure protection of the public water supply from potential sources of contamination.

The Edgewater BESS project's Specific Use Permit was approved subject to specific conditions. Condition No. 1 of Ordinance No. 23-1205-F1 provides that:

- "The City Commission may initiate the repeal of the Specific Use Permit (SUP) if the use for which granted has not commenced within one (1) year of the date of this ordinance."

The one-year period to commence the use authorized under the SUP has lapsed, and the project has not commenced.

On February 17, 2026, the City Commission passed and approved Resolution No. 26-0217-G10 formally initiating the repeal of the Specific Use Permit granted to Glidepath Power Solutions for the construction and operation of a battery energy storage system on an approximately 7.71 acre lot located on a portion of Ellis CAD ID 190366. The repeal process follows the same procedure that was required to approve the Specific Use Permit.

On March 23, 2026, the Planning and Zoning Commission held a public hearing and discussed and considered repeal of the Specific Use Permit granted to Glidepath Power Solutions. The Planning and Zoning Commission voted unanimously in favor of the repeal.

RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

ATTACHMENTS:

ORDINANCE NO.-Ordinance Repealing SUP Granted to Glidepath for a BESS - Pdf

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, REPEALING THE SPECIFIC USE PERMIT GRANTED TO GLIDEPATH POWER SOLUTIONS FOR THE CONSTRUCTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM ON AN APPROXIMATELY 7.71 ACRE LOT LOCATED IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS WHICH IS A PORTION OF ELLIS CAD ID 190366; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING FOR AN OFFICIAL ZONING MAP AMENDMENT; PROVIDING A SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) PENALTY CLAUSE FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 23-1205-F1 passed on December 5, 2023, the City Commission granted a Specific Use Permit ("SUP") to Glidepath Power Solutions for the construction and operation of a battery energy storage system on an approximately 7.71 acre lot located in the City of Ennis, Ellis County, Texas which is a portion of Ellis CAD ID 190366 ("Property"); and

WHEREAS, the SUP contained several conditions, one of which was that the SUP could be repealed "if the use for which granted has not commenced within one (1) year" of the passage of Ordinance No. 23-1205-F1; and

WHEREAS, the battery energy storage use has not commenced at the Property; and

WHEREAS, by Resolution No. 26-0217-G10 on February 17, 2026, the City Commission initiated the repeal of the SUP; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") on March 23, 2026 recommended to the City Commission repeal of the SUP; and

WHEREAS, in accordance with Article 3.3.3, Special Use Permit (SUP), of the City of Ennis Unified Development Ordinance, the City Commission and the Planning and Zoning Commission have determined that the requested Special Use Permit is not in compliance with the comprehensive plan, is not compatible with the use and permitted development of adjacent properties, fails to contribute to and promote the welfare of the area and the adjacent properties, and is not in keeping with the intent and purpose of the City of Ennis Unified Development Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the review criteria in Sections 3.2.7(2) and 3.3 of the Unified Development Ordinance and concluded that an SUP should be repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Special Use Permit Repealed. The SUP granted to Glidepath Power Solutions by Ordinance No. 23-1205-F1 for the construction and operation of a battery energy storage system at the Property is hereby REPEALED.

SECTION 3. Zoning Map Amendment. The Official Zoning Map shall be amended to denote the repeal of the SUP.

SECTION 4. Savings/Repealing Clause. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. Penalty. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two

thousand dollars ($2,000) for each offense, and a separate offense shall be deemed to be committed upon each day or on which a violation occurs or continues.

SECTION 7. Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Conduct a Public Hearing regarding an application for a Distance Variance pursuant to Section 10-31(b) of the Code of the City of Ennis, allowing for the sale of alcoholic beverages at El Mago to be located at 207 West Ennis Avenue, Ennis, Texas 75119. Ellis CAD ID 158117.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Planning & Development
Staff Contact:	Jorge Barake, Planner

BACKGROUND INFORMATION:

The property located at 207 West Ennis Avenue lies within the boundaries of the downtown Ennis Commercial Historic District that is listed in the National Register of Historic Places (Ref. # 86002547). The subject property is also situated approximately 270.1 feet from a church at 116 West Ennis Avenue.

However, under Section 10-31(a) of the City of Ennis Code, the sale of alcoholic beverages is prohibited within 300 feet of a church, public school, or public hospital. Also, in accordance with Section 10-31(b), only the City Commission may grant a distance variance permitting the sale of alcoholic beverages when the distance is less than the required 300 feet. These requirements only apply to sales of alcoholic beverages within the National Register Historic Downtown District.

Therefore, the applicant, Altagracia Monjaras, is requesting the approval of a distance variance for the sales of alcoholic beverages at El Mago (formerly Clyde's) in lieu of the required 300 ft distance.

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

Thriving Economy - Expand and grow the City thoughtfully, so business and industry can thrive.

RECOMMENDATION:

Staff recommends approval of this item.

ALTERNATIVES:

N/A

ATTACHMENTS:

DIVR-26-1_Application

Certificate of Filing_Texas Secretary of State_Los Reyes Inc
LEGAL DOCS - LOS REYES ENNIS INC DBA EL MAGO CANTINA (FORMERLY CLYDE'S BAR INC) (3)
FRANCHISE TAX ACCOUNT STATUS - LOS REYES ENNIS INC
Public Inquiry System
DIVR-26-1_PPT
ORDINANCE NO. 21-1116-F5-Ordinance Approving a Special Use Permit to Allow a Private Club Within the Historic Downtown District - Pdf

City of Ennis, TX

March 31, 2026

Record No: DIVR-26-1

Distance Variance Application (National Register Historic Downtown District)

Status: Active

Submitted On: 3/27/2026

Primary Location

207 W ENNIS AVE
ENNIS, TX 75119

Owner

BEHIND THE CURTAIN LLC
117 S DALLAS ST ENNIS, TX 75119

Applicant

Mauricio Monjaras
469-383-1291
monjarasmauricio@yahoo.com
1211 N kaufman st
Ennis, Tx 75119

Distance Variance Request (National Register Historic Downtown District)

Applicant Name*

Altagracia Monjaras

Variance Type*

From church

If known, please provide name of facility from which you are requesting this variance.

The Road Church

Current Distance to Property (ft)

225

Zoning District*

Commercial

Project Description*

Private club permit

Justification for Variance*

Distance from church is not over 300 ft

Supporting Documents

No File Uploaded

Property/Business Owner Information

Owner Information*

Altagracia Monjaras

Owner Street Address*

1306 Jones St

Owner City, State Zip*

Ennis, Texas 75119

Owner Telephone*

4692681303

Owner Email*

omar_monjaras@yahoo.com

Certification

I HEREBY CERTIFY THAT THIS APPLICATION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ENNIS UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, THAT PERTAIN TO THIS SUBMITTAL. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE APPLICANT, OWNER OR OTHER AUTHORIZED AGENT PRESENT AT THE CITY COMMISSION MEETING. SHOULD AN AUTHORIZED PERSON NOT BE AT THE MEETING TO REPRESENT THE APPLICATION, I HEREBY REQUEST THAT CONSIDERATION OF THE ITEM BE CONTINUED TO A FUTURE DATE TO ALLOW AN AUTHORIZED PERSON THE OPPORTUNITY TO APPEAR AND PRESENT TESTIMONY. HOWEVER, I DO UNDERSTAND THAT THE CITY IS NOT OBLIGATED TO CONTINUE THIS REQUEST. I FURTHER UNDERSTAND THAT THIS REQUEST WILL BE PLACED ON THE APPROPRIATE CITY COMMISSION AGENDA(S) ONLY AFTER THE APPLICATION HAS BEEN DETERMINED TO BE COMPLETE. WHERE A SPECIFIC USE PERMIT (SUP) IS SUBMITTED CONCURRENTLY WITH THIS APPLICATION, I HEREBY REQUEST THAT THESE ITEMS BE PROCESSED CONCURRENTLY ON THE SAME AGENDA.

I ALSO UNDERSTAND THAT FEES PAID ARE NOT REFUNDABLE. IN ADDITION, I ALSO UNDERSTAND THAT BY MY SIGNATURE BELOW, I HAVE MADE A DECLARATION THAT THE PROPERTY UNDER CONSIDERATION IS OWNED BY THE PERSON(S) AS LISTED AND UNDERSTAND THAT THE CITY OF ENNIS HAS NO RESPONSIBILITY TO VERIFY SAID OWNERSHIP INFORMATION. I ALSO UNDERSTAND THAT AN APPEAL OF DEVELOPMENT DECISIONS CAN BE MADE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.

Applicant Role*

Owner

Applicant's Signature*

altagracia monjaras
Mar 26, 2026

Today's Date*

03/26/2026

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

LOS REYES ENNIS INC
804170395

[formerly: CLYDE'S BAR, INC]

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Amendment for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 02/25/2026

Effective: 02/25/2026

Jane Nelson
Secretary of State

ALL TEX PERMITS

February 2, 2026

Internal Revenue Service
MS 6273
Ogden, UT 84201

Re: FEIN 87-1973534

Dear Sir:

Please note the principal party for this entity has changed:

- From Raymond Cosme/Toni Michelle Bonilla to **Altagracia Monjaras**. Please see attached CERTIFICATE OF AMENDMENT filed with the Secretary of State for Texas/Comptroller.
- Please correct the mailing address for future correspondence to 207 W Ennis Ave., Ennis, TX 75119.

If you require more information, then please contact me at 682.302.8935 or at gena@alltexpermits.com and it will be provided immediately.

Sincerely,

Gena Cannon, Power of Attorney

Gena Cannon
President

GC/

814 E Abram, Ste 200, Arlington, TX 76010
682.320.8935
www.alltexpermits.com
info@alltexpermits.com

Form 424

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: See instructions

Certificate of Amendment

Filed in the Office of the Secretary of State of Texas
Filing #: 804170395 02/25/2026
Document #: 1561897750004
Image Generated Electronically for Web Filing

Entity Information

The filing entity is a: **Domestic For-Profit Corporation**

The name of the filing entity is: **CLYDE'S BAR, INC**

The file number issued to the filing entity by the secretary of state is: **804170395**

Amendment to Name

The amendment changes the formation document of the filing entity to change the article or provision that names the entity. The article or provision is amended to read as follows:

The name of the filing entity is:

LOS REYES ENNIS INC

A letter of consent, if applicable, is attached.

Statement of Approval

The amendment has been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and declares under penalty of perjury that the undersigned is authorized under the Texas Business Organizations Code to execute the filing instrument.

Date: **February 25, 2026**

ALTAGRACIA MONJARAS
Signature of authorized person

FILING OFFICE COPY

 Filing#:804170395 Document#:1555108550002 Filed On 2/3/2026 received by Upload

Form 424
(Revised 05/11)

Submit in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512/463-5709
Filing Fee: See instructions

This space reserved for office use.

Certificate of Amendment

Entity Information

The name of the filing entity is:

CLYDE'S BAR, INC

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- ☐ For-profit Corporation
- ☐ Nonprofit Corporation
- ☐ Cooperative Association
- ☐ Limited Liability Company
- ☐ Professional Corporation
- ☐ Professional Limited Liability Company
- ☐ Professional Association
- ☐ Limited Partnership

The file number issued to the filing entity by the secretary of state is: 804170395

The date of formation of the entity is: 07/31/2021

Amendments

1. Amended Name

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

2. Amended Registered Agent/Registered Office

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent
(Complete either A or B, but not both. Also complete C.)

☐ A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

☑ B. The registered agent is an individual resident of the state whose name is:

First Name	M.I.	Last Name	Suffix
SALVADOR		GUZMAN TREJO	

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

Street Address (No P.O. Box)	City	State	Zip Code
207 W ENNIS AVE	ENNIS	TX	75119

3. Other Added, Altered, or Deleted Provisions

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

☑ **Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:
SALVADOR GUZMAN TREJO, DIRECTOR, 207 W ENNIS AVE, ENNIS, TX 75119
ALTAGRACIA MONJARAS, DIRECTOR, 207 W ENNIS AVE, ENNIS, TX 75119
MAURICIO MONJARAS, DIRECTOR, 207 W ENNIS AVE, ENNIS, TX 75119

☐ **Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:

☑ **Delete** each of the provisions identified below from the certificate of formation.
RAYMOND COSME, DIRECTOR, SECRETARY, 2215 ALYSSUM, CEDAR HILL, TX 75104
TONI MICHELLE BONILLA, DIRECTOR, PRESIDENT, 3105 COUNTRY CLUB DR, ENNIS, TX 75119

Statement of Approval

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing (Select either A, B, or C.)

A. ☑ This document becomes effective when the document is filed by the secretary of state.

B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____

C. ☐ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: February 3, 2026

By: CLYDE'S BAR, INC.

Altagracia Monjaras

Signature of authorized person

ALTAGRACIA MONJARAS

Printed or typed name of authorized person (see instructions)

Form 201

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation For-Profit Corporation

Filed in the Office of the Secretary of State of Texas
Filing #: 804170395 07/29/2021
Document #: 1068681560003
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a for-profit corporation. The name of the entity is:

CLYDE'S BAR INC

The name must contain the word "corporation," "company," "incorporated," "limited," or an abbreviation of one of these terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
TONI MICHELLE BONILLA

C. The business address of the registered agent and the registered office address is:

Street Address:
207 W ENNIS AVE ENNIS TX 75119

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Directors

The number of directors constituting the initial board of directors and the names and addresses of the person or persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are set forth below:

Director 1: **TONI MICHELLE BONILLA**

Address: **3105 COUNTRY CLUB DRIVE ENNIS TX, USA 75119-75119**

Article 4 - Authorized Shares

The total number of shares the corporation is authorized to issue and the par value of each of such shares, or a statement that such shares are without par value, is set forth below.

Number of Shares	Par Value (must choose and complete either A or B)	Class	Series
1000	☑ A. has a par value of $**1.00** ☐ B. without par value.		

If the shares are to be divided into classes, you must set forth the designation of each class, the number of shares of each class, and the par value (or statement of no par value), of each class. If shares of a class are to be issued in series, you must provide the designation of each series. The preferences, limitations, and relative rights of each class or series must be stated in space provided for supplemental information.

Article 5 - Purpose

The purpose for which the corporation is organized is for the transaction of any and all lawful business for which corporations may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Form 401

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: See Instructions

Statement of Change of Registered Office/Agent

Filed in the Office of the Secretary of State of Texas
Filing #: 804170395 02/10/2026
Document #: 1557122110002
Image Generated Electronically for Web Filing

Entity Information

The name of the entity is :

CLYDE'S BAR, INC

The file number issued to the entity by the secretary of state is: **804170395**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

SALVADOR GUZMAN TREJO

207 W ENNIS AVE, Ennis, TX, USA 75119

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

☐ A. The new registered agent is an organization by the name of:

OR

☑ B. The new registered agent is an individual resident of the state whose name is:

ALTAGRACIA MONJARAS

Registered Office Change

☐ C. The business address of the registered agent and the registered office address is changed to:

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

☑ B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **February 10, 2026**

ALTAGRACIA MONJARAS
Signature of authorized person(s)

FRANCHISE TAX ACCOUNT STATUS

This record as of February 27, 2026 at 12:06:19

Comp w/ update online 3-2-26 to Read Los Reyes Ennis Inc

CLYDE'S BAR, INC

Texas Taxpayer Number:	32080361812
Mailing Address:	207 W ENNIS AVE ENNIS, TX 75119 - 4043
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	07/31/2021
Texas SOS File Number:	0804170395
Registered Agent Name:	ALTAGRACIA MONJARAS
Registered Office Street Address:	207 W ENNIS AVE ENNIS, TX 75119

Public Information Report for Year 2024

Title	Name and Address
DIRECTOR	**ALTAGRACIA MONJARAS** 207 W ENNIS AVE ENNIS, TX 75119 **Source:** SOS

TEXAS ALCOHOLIC BEVERAGE COMMISSION

N -200047901 **Expires:3/1/2026**

PRIVATE CLUB REGISTRATION PERMIT (N)

EL MAGO CANTINA
207 W ENNIS AVENUE
ENNIS, ELLIS, TX, US, 75119

CLYDE'S BAR INC

EXECUTIVE DIRECTOR

THIS PERMIT IS NOT TRANSFERABLE, MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITEES TO PERFORM ANY DUTY IMPOSED UPON HIM.

Payment Receipt

Thank you for submitting your payment to TABC. You will receive an email providing details related to your submission including TABC's anticipated processing time.

Application ID : 588737

Entity Name : CLYDE'S BAR INC

Payment Date : 02/26/2026

Method of Payment : ACH

License ID	Trade Name	Transaction Name	Amount
200047901	EL MAGO CANTINA	Renewal	$2,600.00

Total Amount : $2,600.00

FRANCHISE TAX ACCOUNT STATUS

This record as of March 13, 2026 at 08:57:57

LOS REYES ENNIS INC

Texas Taxpayer Number:	32080361812
Mailing Address:	207 W ENNIS AVE ENNIS, TX 75119 - 4043
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	07/31/2021
Texas SOS File Number:	0804170395
Registered Agent Name:	ALTAGRACIA MONJARAS
Registered Office Street Address:	207 W ENNIS AVE ENNIS, TX 75119

Public Information Report for Year 2024

Title	Name and Address
DIRECTOR	**ALTAGRACIA MONJARAS** 207 W ENNIS AVE ENNIS, TX 75119 **Source:** SOS
DIRECTOR	**MAURICIO MONJARAS** 207 W ENNIS AVE ENNIS, TX 75119 **Source:** SOS

DIRECTOR F.3.	**SALVADOR GUZMAN TREJO** 207 W ENNIS AVE ENNIS, TX 75119 **Source:** SOS

Information on this site is obtained from the most recent Public Information Report (PIR) submitted to the Comptroller of Public Accounts (CPA) or from the most recent PIR processed by the Secretary of State (SOS). Annual PIRs submitted to the CPA are forwarded to the SOS.

Back | Export to Excel

Print Results

Master File Id:	2100041379				
Legacy CLP:	N 958483				
License Type:	N				
License Id:	104946046				
Trade Name:	FINN MACCOOL'S				
Owner:	T.H.E. CLUB				
Location Address:	207 W ENNIS AVENUE Ennis , TX 75119 United States	**Mailing Address:**	207 W ENNIS AVE Ennis , TX 75119 UNITED STATES		
County:	Ellis	**Original Issue Date:**	9/21/2016		
License Status:	Expired - Original Required	**Current Issued Date:**	3/20/2019	**Wine Percent:**	
Location Phone No.:		**Status Change Date:**	10/6/2020	**Gun Sign:**	RED
		Expiration Date:	9/20/2020		
Subordinates (list):					

Master File Id:	2200057623				
Legacy CLP:					
License Type:	N				
License Id:	200047901				
Trade Name:	EL MAGO CANTINA				
Owner:	LOS REYES ENNIS INC				
Location Address:	207 W ENNIS AVENUE Ennis , TX 75119 United States	**Mailing Address:**	207 W ENNIS AVENUE Ennis , TX 75119 United States		
County:	Ellis	**Original Issue Date:**	3/2/2022		
License Status:	Active - Renewal Pending	**Current Issued Date:**	6/14/2024	**Wine Percent:**	
Location Phone No.:		**Status Change Date:**	2/26/2026	**Gun Sign:**	RED
		Expiration Date:	3/1/2026		
Subordinates (list):					

Master File Id:	2500088131			
Legacy CLP:				
License Type:	NT			
License Id:	200164774			
Trade Name:				
Owner:	Greater Ennis Chamber of Commerce			
Location Address:	207 NW Main Ennis , TX 751194346 United States	**Mailing Address:**	PO Box 1177 Ennis , TX 75120 United States	
County:	Ellis	**Original Issue Date:**	4/25/2025	
License Status:	Active	**Current Issued Date:**	4/25/2025	**Wine Percent:**
Location Phone No.:		**Status Change Date:**	4/25/2025	**Gun Sign:**
		Expiration Date:	5/25/2025	
Subordinates (list):				

City Commission – Regular Session

Public Hearing- F.-

- **F.-.** - Conduct a Public Hearing regarding an application for a Distance Variance, pursuant to Chapter 10; Article II, Section 10-31(B) of the Code of Ordinances, allowing for the operation of a Private Club located at 207 West Ennis Avenue, as requested by El Mago. Ellis CAD ID 158117.

Case No. DIVR-26-1

P&Z Case #DIVR-26-1

Overview:

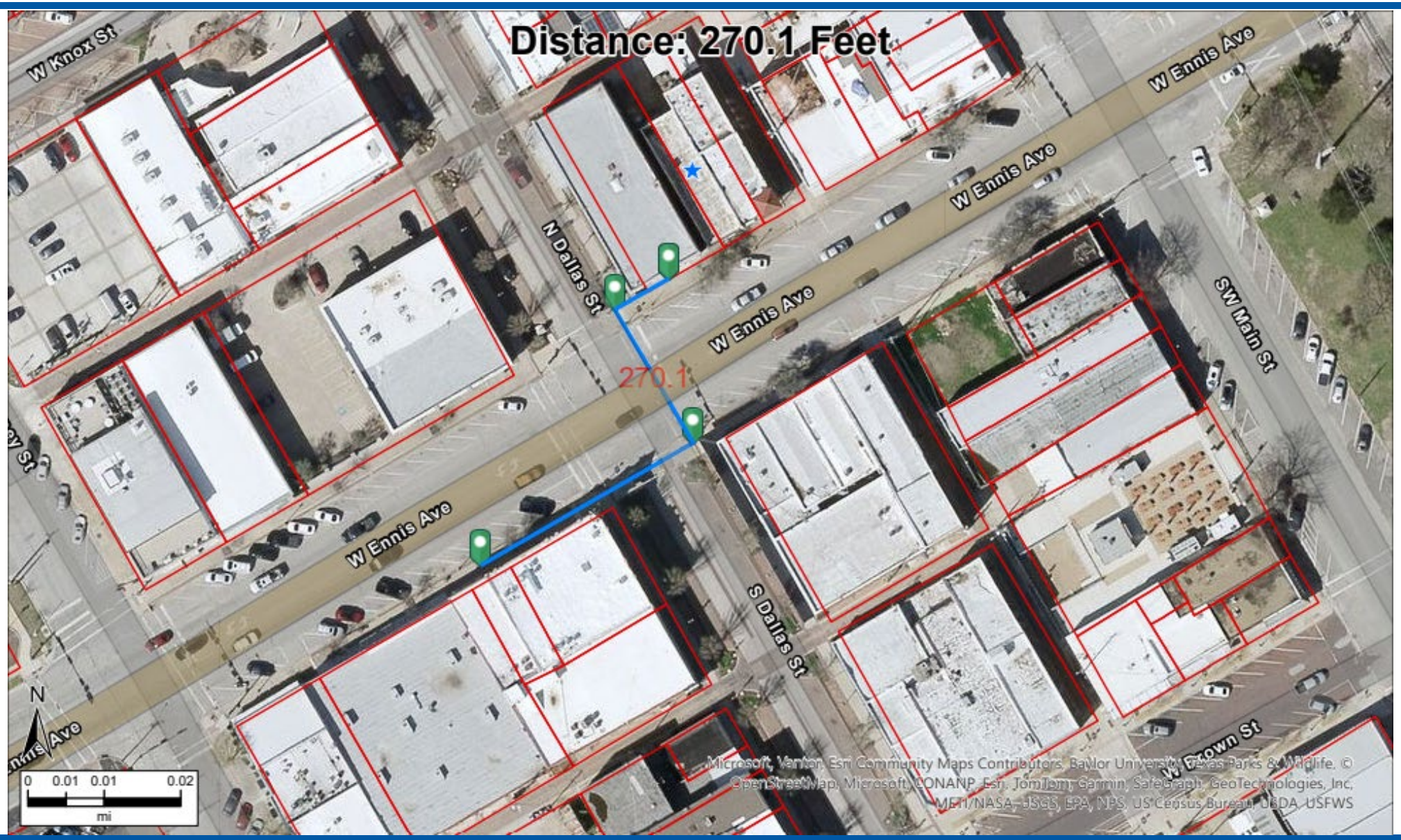
- Location: Ward 2
- Request: Distance Variance Pursuant to Section 10-31(B) of the Code of Ordinances of the City of Ennis
- Requested by: Altagracia Monjaras
- Distance: 270.1 Feet From Subject Property to Church
- Use: Future Site of El Mago

P&Z Case # DIVR-26-1

P&Z Case # DIVR-26-1

P&Z Case # DIVR-26-1

P&Z Case # DIVR-26-1



P&Z Case #DIVR-26-1

Overview:

- Location: Ward 2
- Request: Distance Variance Pursuant to Section 10-31(B) of the Code of Ordinances of the City of Ennis
- Requested by: Altagracia Monjaras
- Distance: 270.1 Feet From Subject Property to Church
- Use: Future Site of El Mago

Public Hearing - F.-.

- **F.-.** - Conduct a Public Hearing regarding an application for a Distance Variance, pursuant to Chapter 10; Article II, Section 10-31(B) of the Code of Ordinances, allowing for the operation of a Private Club located at 207 West Ennis Avenue, as requested by El Mago. Ellis CAD ID 158117.

Open the Public Hearing
Public Comment
Close the Public Hearing

Item F.-.

(Companion Item to F.-.)

- **F.-.** - Discuss and consider approval of an Ordinance of the City Commission of the City of Ennis, Texas, granting a Distance Variance, pursuant to Chapter 10; Article II, Section 10-31(B) of the Code of Ordinances, allowing for the operation of a Private Club located at 207 West Ennis Avenue, as requested by El Mago. Ellis CAD ID 158117.

Case No. DIVR-26-1

ORDINANCE NO. 21-1116-F5

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, APPROVING A SPECIFIC USE PERMIT TO ALLOW A PRIVATE CLUB WITHIN THE BOUNDARIES OF THE NATIONAL REGISTER HISTORIC DOWNTOWN DISTRICT ON BLOCK 58, LOT PT 1-4, 0T ENNIS ADDITION, MORE COMMONLY KNOWN AS 119 S DALLAS, 75119; PROVIDING SEVERABILITY, REPEALING AND SAVING CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Commission of the City of Ennis, Texas has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Ennis, Texas to approve a specific use permit, as set forth below; and

WHEREAS, the tract of land is located in the National Register Historic Downtown District, City of Ennis, Ellis County, Texas being Block 58, LOT PT 1-4, 0 T Ennis Addition, more commonly known as 119 S Dallas St., 75119; and

WHEREAS, the Planning and Zoning Commission of the City and the City Commission, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Zoning Ordinance of the City should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated as if fully set forth herein.

SECTION 2: Specific Use Permit Granted. Applicant is granted a Specific Use Permit to allow a Private Club on the Property located within the boundaries of the National Register Historic Downtown District. The holder of the SUP shall abide by the following:

1. A Private Club permit must be obtained and maintained by the Texas Alcoholic Beverage Commission.
2. An On Premise Alcoholic Beverage Permit must be obtained from the City of Ennis.

3. The holder of such permit shall comply with all statutes, laws, codes and/or ordinances of the United States, State of Texas, and the City of Ennis, Texas including but not limited to all TABC rules and procedures governing Private Clubs.
4. The holder of such permit is expressly prohibited from selling any alcoholic beverages after the hours of 12:00 a.m., midnight, on any day except on Sunday Morning, in which sales are allowed until 1:00 a.m.
5. The holder of such permit is prohibited from installing any signage, advertising the private club, which uses the words bar, saloon, tavern, or any other term or word which draws attention to the premises that alcoholic beverages are sold on the premises.
6. The holder of such permit shall insure that all patrons while on premises abide by all statutes, laws, codes and/or ordinances of the United States, State of Texas, and the City of Ennis, Texas that now exist or shall be adopted hereafter.
7. The holder of such permit is required to maintain a minimum $1,000,000.00 Liquor Liability Insurance Policy for this business establishment location.
8. The holder of such permit is required to pick up refuse from the parking area in front of the business establishment and, to the end of the block in both directions, at least nightly upon close of business.
9. The holder of such permit shall maintain and make available menus from local eateries that wish to participate in delivery of food menu items to the business establishment patrons at this location.

SECTION 3: ENFORCEMENT. Any person or corporation who shall violate any of the provisions of this SUP or the Certificate of Occupancy or fail to comply therewith or with any of the requirements thereof shall be subject to the penalties set forth in section 16-501 of the City of Ennis Zoning ordinance as well as all other applicable penalties herein described or set forth by law. Furthermore and in accordance with section 16-403 of the City of Ennis Zoning Ordinance, the Certificate of Occupancy shall be subject to immediate revocation for a period of (6) months for violations of the corresponding section.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 16th day of November, 2021.

ANGELINE JUENEMANN, Mayor

ATTEST:

ANGIE WADE, City Secretary

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To: City Commission

Subject: Discuss and consider an Ordinance of the City Commission of the City of Ennis, Texas, granting a Distance Variance pursuant to Section 10-31(b) of the Code of the City of Ennis, allowing for the sale of alcoholic beverages at El Mago to be located at 207 West Ennis Avenue, Ennis, Texas 75119. Ellis CAD ID 158117.

Meeting: ENNIS CITY COMMISSION - 21 Apr 2026

Department: Planning & Development

Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

The property located at 207 West Ennis Avenue lies within the boundaries of the downtown Ennis Commercial Historic District that is listed in the National Register of Historic Places (Ref. # 86002547). The subject property is also situated approximately 270.1 feet from a church at 116 West Ennis Avenue.

However, under Section 10-31(a) of the City of Ennis Code, the sale of alcoholic beverages is prohibited within 300 feet of a church, public school, or public hospital. Also, in accordance with Section 10-31(b), only the City Commission may grant a distance variance permitting the sale of alcoholic beverages when the distance is less than the required 300 feet. These requirements only apply to sales of alcoholic beverages within the National Register Historic District.

Therefore, the applicant, Altagracia Monjaras, is requesting the approval of a distance variance for the sales of alcoholic beverages at El Mago (formerly Clyde's) in lieu of the required 300 ft distance.

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

Thriving Economy - Expand and grow the City thoughtfully, so business and industry can thrive.

RECOMMENDATION:

Staff recommends approval of this item.

ATTACHMENTS:

ORDINANCE NO.-Distance Variance for El Mago located at 207 W Ennis Ave - Pdf

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, GRANTING A DISTANCE VARIANCE, PURSUANT TO SECTION 10-31(B) OF THE CODE OF THE CITY OF ENNIS, ALLOWING FOR THE SALE OF ALCOHOLIC BEVERAGES AT EL MAGO TO BE LOCATED AT 207 WEST ENNIS AVENUE, ENNIS, TEXAS 75119 AND THE APPLICATION TO THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED-BEVERAGE PERMIT; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 109.33 of the Texas Alcoholic Beverage Code allows a City to regulate the sale of alcoholic beverages in particular circumstances if the sale occurs within 300 feet of a church, public school, or public hospital; and

WHEREAS, Section 10-31(a) of the Code of the City of Ennis generally prohibits the sale of alcoholic beverages if the sale occurs within 300 feet of a church, public school, or public hospital; and

WHEREAS, Section 109.33(e) of the Texas Alcoholic Beverage Code and Section 10-31(b) and (d) of the Code of the City of Ennis allow a variance to the distance regulation of Section 10-31(a) if the "City Commission determines that enforcement of the regulations in a particular instance is not in the best interest of the public, constitutes waste or insufficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Commission, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community;" and

WHEREAS, Section 10-31(b) and (d) of the Code of the City of Ennis only allow such variances for sales in the National Register Historic Downtown District; and

WHEREAS, Los Reyes Ennis Inc. ("Owner") owns El Mago ("Business") which is to be located at 207 West Ennis Avenue, Ennis, Texas 75119 ("Property"); and

WHEREAS, Altagracia Monjaras, as applicant, on behalf the Business Owner, has requested that the City Commission of the City of Ennis grant a variance for the sale of alcoholic beverages at the Business; and

WHEREAS, the Property and Business are located within the boundaries of the National Register Historic Downtown District, and are located within 270.1 feet from a church located at 116 West Ennis Avenue; and

WHEREAS, the City Commission finds that enforcement of Section 10-31(a) of the Code of the City of Ennis for the Property is not in the best interest of the public, constitutes waste or insufficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, and is not effective or necessary; and

WHEREAS, the City Commission, after considering the health, safety, and welfare of the public and the equities of the situation, determines that it is in the best interest of the community to grant a variance to Altagracia Monjaras, as applicant, on behalf the owner of El Mago, which is Los Reyes Ennis Inc., for the sale of alcoholic beverages on the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, THAT:

SECTION 1. Incorporation of Recitals. The Commission finds the recitals in the preamble of this Ordinance are true and correct and incorporates them as findings of fact.

SECTION 2. Distance Variance Granted. A distance variance to Section 10-31(a) is hereby granted to Altagracia Monjaras, as applicant, on behalf of the owner of El Mago, which is Los Reyes Ennis Inc., for the sale of alcoholic beverages at El Mago to be located at 207 West Ennis Avenue, Ennis, Texas 75119, and to allow for application to the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit.

SECTION 3. Such variance is subject to all applicable federal, state, and local laws or regulations (collectively "Laws"), and Altagracia Monjaras and Los Reyes Ennis Inc. shall comply with all Laws.

SECTION 4. The caption of this Ordinance shall be published in a newspaper of general circulation in the City of Ennis, in compliance with the provisions of Article III, Section 51, of the City Charter.

SECTION 5. Savings/Repealing Clause. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance

shall remain in full force and effect.

SECTION 6. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7. Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Conduct a Public Hearing regarding an application for a Zoning Change from Single Family-10 (R-10) to Multi-Family-2 (MF-2) for an approximately 5.617-acre tract of land, situated in the James Jackson Survey, Abstract No. 578, Tract 1, City of Ennis, Ellis County, Texas. Approximately located in the 700 Block of South Sonoma Trail, Ellis CAD ID 186293. CONTINUED FROM THE FEBRUARY 17, 2026 CITY COMMISSION MEETING.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Planning & Development
Staff Contact:	Jorge Barake, Planner

BACKGROUND INFORMATION:

The 5.617-acre property, located approximately in the 700 block of South Sonoma Trail, is bordered by multi-family development to the north and single-family neighborhoods to the south and east. The site is currently zoned Single-Family Residential-10 (R-10) and designated as Business Park in the Future Land Use Plan. Although the requested zoning does not align with the Future Land Use Plan, it is considered compatible with surrounding land uses.

On July 18, 2025, applicant Tomas De Leon submitted a rezoning request to the Planning and Development Department, seeking to change the property's zoning designation to Multi-Family-2 (MF-2). The proposed development allows for a maximum density of twenty-two (22) units per acre and features five (5) three-story, modern-style residential buildings—each approximately 33,294 square feet—along with a 1,600-square-foot office building. The applicant plans to provide 295 parking spaces and will include 30 canopy trees, ensuring one tree for every 10 parking spaces.

On January 12, 2026, the Planning and Zoning Commission held a public hearing and discussed and considered the applicant's zoning request for the subject property.

The Planning and Zoning Commission voted in favor of the zoning change: 7 in favor, 0 against.

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

N/A

RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

ALTERNATIVES:

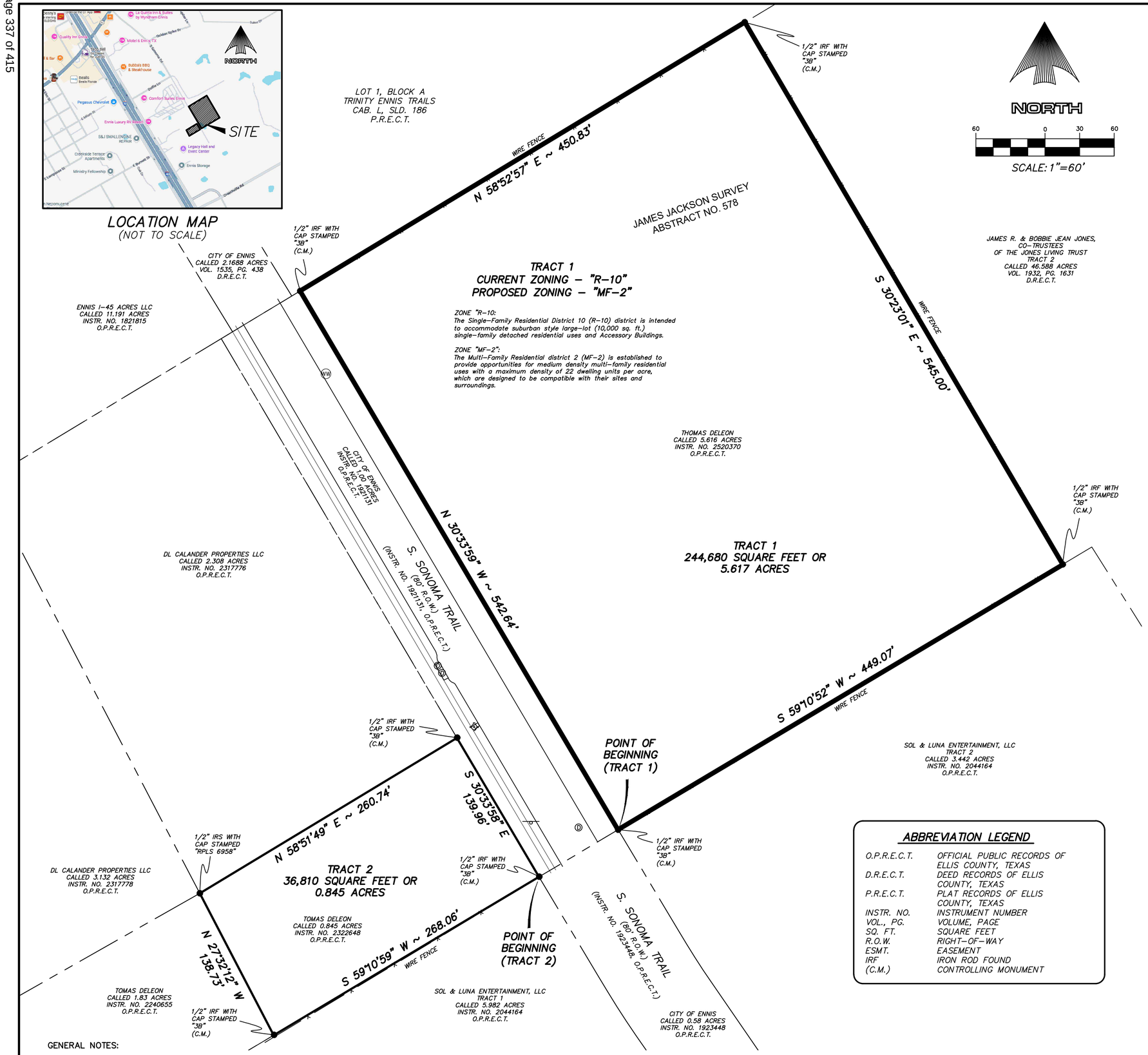
N/A

ATTACHMENTS:

ZAXA-25-14_Narrative
ZAXA-25-14_Zoning Exhibit
ZAXA-25-14_Current & Proposed Zoning
ZAXA-25-14_Proposed Site Plan
ZAXA-25-14_SPO Responses
ZAXA-25-14_PPT

The property is currently an empty lot on a residential lot, I want to build apartments, it would be a new construction from the ground up

LOCATION MAP
(NOT TO SCALE)



ABBREVIATION LEGEND

O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
INSTR. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT

LEGAL DESCRIPTION

TRACT 1

BEING an 244,680 square feet (5.617 acres) tract of land situated in the James Jackson Survey, Abstract Number 578, in the City of Ennis, Ellis County Texas and being all of a called 5.616 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Thomas DeLeon recorded in Instrument Number 2520370 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "3B" found in the northeast line of South Sonoma Trail, an 80 foot wide Right of Way as described in the deeds to the City of Ennis recorded in Instrument Number 1921131 and Instrument Number 1923448, O.P.R.E.C.T. for the south corner of said 5.616 acre tract and the west corner of a called 3.442 acre tract of land described as Tract 2 in the deed to Sol & Luna Entertainment, LLC recorded in Instrument Number 2044164, O.P.R.E.C.T.;

THENCE North 30 degrees 33 minutes 59 seconds West, along the southwest line of said 5.616 acre tract and the northeast line of said South Sonoma Trail, a distance of 542.64 feet to a 1/2 inch iron rod with cap stamped "3B" found in the southeast line of Lot 1, Block A of Trinity Ennis Trails, an addition to the City of Ennis, Ellis County, Texas according to the plat thereof recorded in Cabinet L, Slide 186 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) for the west corner of said 5.616 acre tract;

THENCE North 58 degrees 52 minutes 57 seconds East, along the common line of said 5.616 acre tract and said Lot 1, Block A, a distance of 450.83 feet to a 1/2 inch iron rod with cap stamped "3B" found for the north corner of said 5.616 acre tract and the west corner of a called 46.588 acre tract of land described as Tract 2 in the deed to James R. and Bobbie Jean Jones, Co-Trustees of the Jones Living Trust recorded in Volume 1932, Page 1631 of the Deed Records of Ellis County, Texas (D.R.E.C.T.);

THENCE South 30 degrees 23 minutes 01 second East, along the common line of said 5.616 acre tract and said 46.588 acre tract, a distance of 545.00 feet to a 1/2 inch iron rod with cap stamped "3B" found in the northwest line of a the aforementioned 3.442 acre tract for the east corner of said 5.616 acre tract and an ell corner of said 46.588 acre tract;

THENCE South 59 degrees 10 minutes 52 seconds West, along the common line of said 5.616 acre tract and said 3.442 acre tract, a distance of 449.07 feet to the POINT OF BEGINNING and containing 244,680 square feet or 5.617 acres of land, more or less.

TRACT 2

BEING an 36,810 square feet (0.845 acres) tract of land situated in the James Jackson Survey, Abstract Number 578, in the City of Ennis, Ellis County Texas and being all of a called 0.845 acre tract of land described in the Warranty Deed with Vendor's Lien to Tomas DeLeon recorded in Instrument Number 2322648 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "3B" found in the southwest line of South Sonoma Trail, an 80 foot wide Right of Way as described in the deeds to the City of Ennis recorded in Instrument Number 1921131 and Instrument Number 1923448, O.P.R.E.C.T. for the east corner of said 0.845 acre tract and the north corner of a called 5.982 acre tract of land described as Tract 1 in the deed to Sol & Luna Entertainment, LLC recorded in Instrument Number 2044164, O.P.R.E.C.T.;

THENCE South 59 degrees 10 minutes 59 seconds West, along the common line of said 0.845 acre tract and said 5.982 acre tract, a distance of 268.06 feet to a 1/2 inch iron rod with cap stamped "3B" found for the south corner of said 0.845 acre tract and the east corner of a called 1.83 acre tract of land described in the deed to Tomas DeLeon recorded in Instrument Number 2240655, O.P.R.E.C.T.;

THENCE North 27 degrees 32 minutes 12 seconds West, along the common line of said 0.845 and said 1.83 acre tract, a distance of 138.73 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for the west corner of said 0.845 acre tract, the north corner of said 1.83 acre tract, the east corner of a called 3.132 acre tract of land described in the deed to DL Calander Properties LLC recorded in Instrument Number 2317778, O.P.R.E.C.T., and the south corner of a called 2.308 acre tract of land described in the deed to DL Calander Properties LLC recorded in Instrument Number 2317776, O.P.R.E.C.T.;

THENCE North 58 degrees 51 minutes 49 seconds East, along the common line of said 0.845 acre tract and said 2.308 acre tract, a distance of 260.74 feet to a 1/2 inch iron rod with cap stamped "3B" found in the southwest line of said South Sonoma Trail for the north corner of said 0.845 acre tract and the east corner of said 2.308 acre tract;

THENCE South 30 degrees 33 minutes 58 seconds East, along the southwest line of said South Sonoma Trail and the northeast line of said 0.845 acre tract, a distance of 139.96 feet to the POINT OF BEGINNING and containing 36,810 square feet or 0.845 acres of land, more or less.

GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).

2. This property lies within Zone X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Map No. 48139C0380F, with an effective date of June 3, 2013. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain".

3. The property shown hereon is the same property as described in the Title Commitment for Title Insurance issued by Fidelity National Title Insurance Company dated effective June 21, 2023, G.F. No. LT-19149-1901492300054-ML (0.845 acre tract) and the Title Commitment for Title Insurance issued by Old Republic National Title Insurance Company dated effective June 1, 2025, G.F. No. 101-25-00021-T (5.616 acre tract). The Schedule B items that affect the subject properties are shown hereon.

STATE OF TEXAS
REGISTERED
DAVID SCOTT GRIFFIN
6958
PROFESSIONAL
LAND SURVEYOR

GRIFFIN
LAND SURVEYING
903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

ZONING EXHIBIT

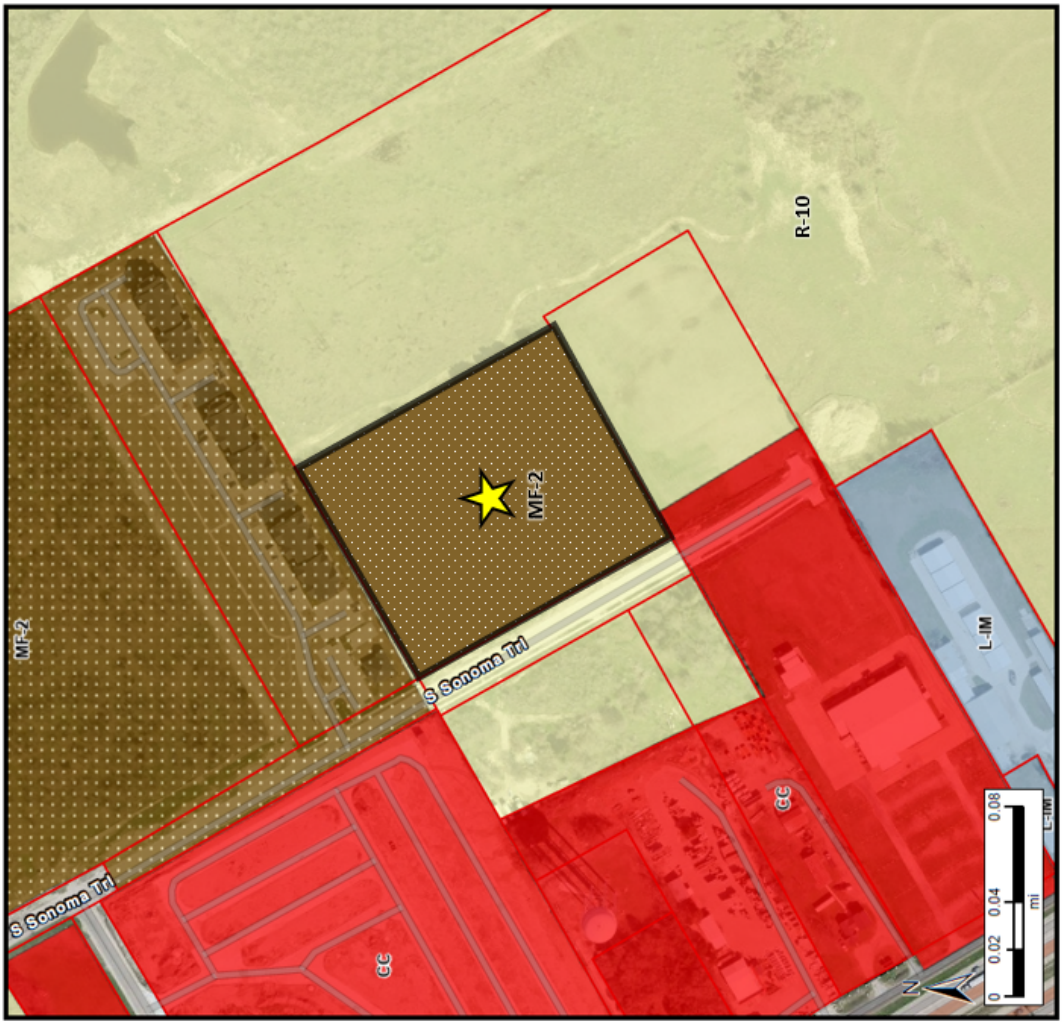
T(H)OMAS DELEON
6.462 ACRES
INSTR. NO. 2322648 & INSTR. NO. 2520370, O.P.R.E.C.T.
JAMES JACKSON SURVEY, ABSTRACT NO. 578
ENNIS, TEXAS

SHEET NO. 1 / 1

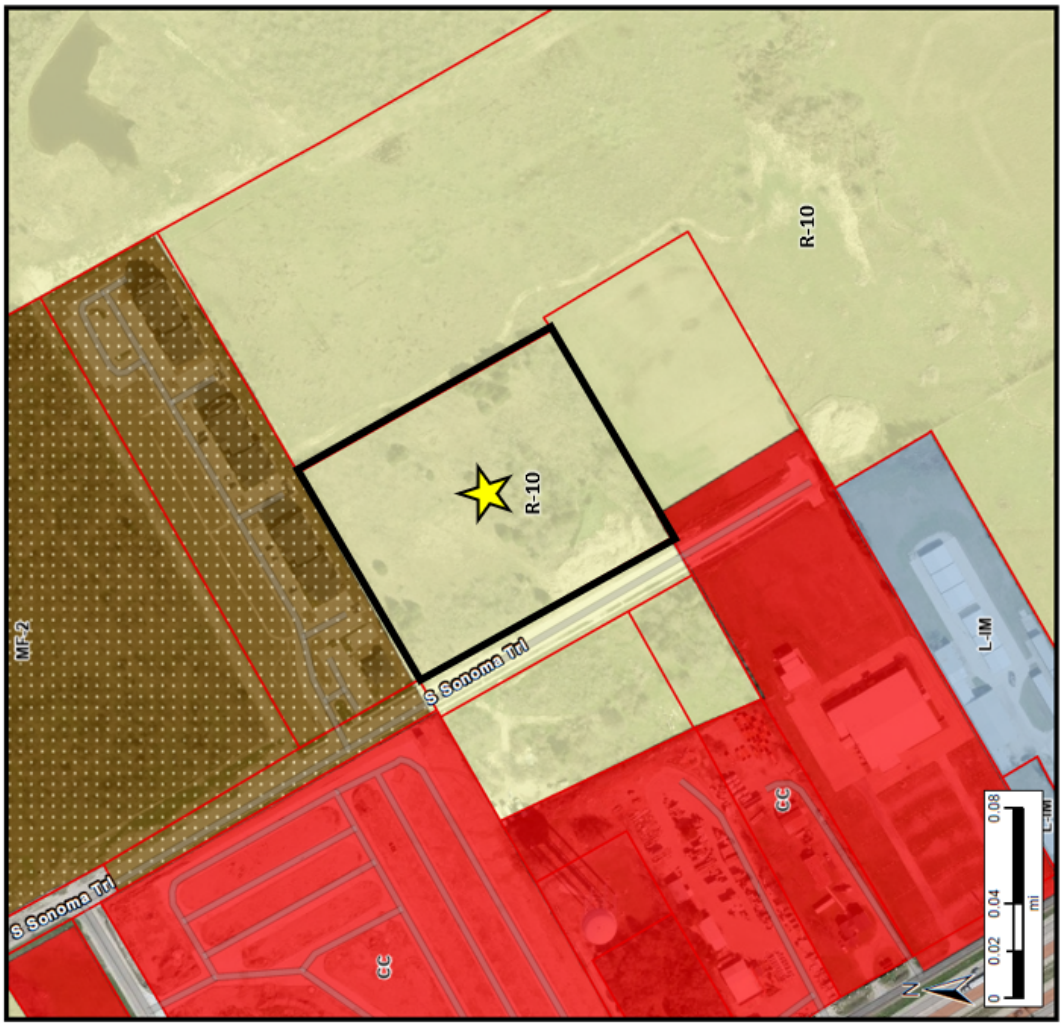
DESIGN	DRAWN	SCALE	DATE	NOTES
DSG	DSG	1"=60'	NOVEMBER, 2025	2509271 BN01

JOB NUMBER 2509271

Proposed Zoning



Current Zoning



DISCLAIMER:

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CCI HOUSEPLANS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSONS, OR DEFICIENCIES ON THES PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PROPOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IN NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO VERIFY ANY EASEMENTS OR DEED RESTRICTIONS THAT MAY IMPACT THIS PROJECT PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. ALL WORK INCLUDING WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, REGULATIONS, LAWS AND ORDINANCES.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY MEASUREMENTS TAKEN AT THE JOB SITE, AND SHALL TAKE ANY AND ALL OTHER MEASUREMENTS NECESSARY TO VERIFY THE DRAWINGS AND OR PERFORM HIS WORK PROPERLY.

3. DO NOT SCALE DRAWINGS. FIELD VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

4. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PREMISES AT THE CLOSE OF EACH WORK DAY OR AS APPROVED BY OWNER. ALL SUCH MATERIALS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. THE AREA OF OPERATION SHALL BE MAINTAINED, BROOM CLEAN AT ALL TIMES.

5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THIS WORK DURING STORAGE, TRANSIT, INSTALLATION AND FINAL OWNER ACCEPTANCE. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN ALL WORK AND REPAIR AND REFINISH ALL DAMAGE TO THE SATISFACTION OF THE DESIGNER AND THE OWNER AS PART OF THE CONTRACT.

6. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK TO PREVENT DAMAGE TO BUILDING, FINISHES AND SITE IMPROVEMENTS. CONTRACTOR SHALL PERFORM WORK TO MAINTAIN ALL BUILDINGS IN SAFE CONDITION TO ALLOW CITY OWNER INSPECTIONS AT ANY GIVEN TIME. CONTRACTOR IS TO MAINTAIN AND PRESERVE ANY MATERIALS AT THE JOB SITE ANY DAMAGE CAUSED BY THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOT BE AT THE OWNERS EXPENSE.

7. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE DESIGNER RESERVES THE RIGHT TO VERBALLY APPROVE THE METHODS AND MATERIALS NOT REFLECTED HEREIN.

8. WHEN MANUFACTURERS OF MATERIAL AND/OR FIXTURES USED ON THIS PROJECT PROVIDE MAINTENANCE, INSTALLATION MANUALS OR DIRECTIONS NOT COVERED IN THE SPECIFICATIONS DETAILED ON THE DRAWINGS. THE CONTRACTOR FURNISHING THE ITEM SHALL FOLLOW SUCH DIRECTIONS AND SHALL ISSUE APPROPRIATE COPIES TO HIS SUBCONTRACTORS AND TO THE OTHER AFFECTED CONTRACTORS.

9. CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION, FRAMING, AND ANY PHASE OF THE PROJECT REQUIRING ENGINEERING PRODUCED BY A LICENSED CONSULTANT.

10. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC IT IS THE BUILDER/OWNER RESPONSIBILITY TO VERIFY ANY EASEMENTS, FLOOD PLAINS, SUBSTANDARD UTILITIES, OR DEED RESTRICTIONS THAT MAY IMPACT THIS PROJECT PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR SHOULD THOROUGHLY REVIEW THE PLANS PRIOR TO CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER IN WRITING IF THERE IS ANYTHING PROVIDED OR NOT PROVIDED ON THE PLAN THAT WOULD PREVENT THE CONTRACTOR FROM WARRANTING THE CONSTRUCTION. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION.

S. SONOMA TRAIL

ENNIS, TX. 75119

THE 45 ESTATES

CODE INFORMATION

LOCATION
S. SONOMA TRAIL, ENNIS, TX. 75119

ACCESSIBILITY
2012 TEXAS ACCESIBILITY STANDARDS

ADOPTED CODES (WITH LOCAL AMENDMENTS):
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL EXISTING BUILDING CODE

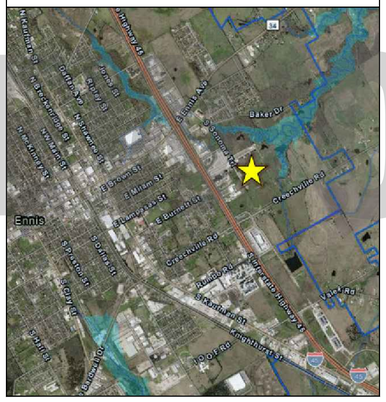
2023 NATIONAL ELECTRICAL CODE

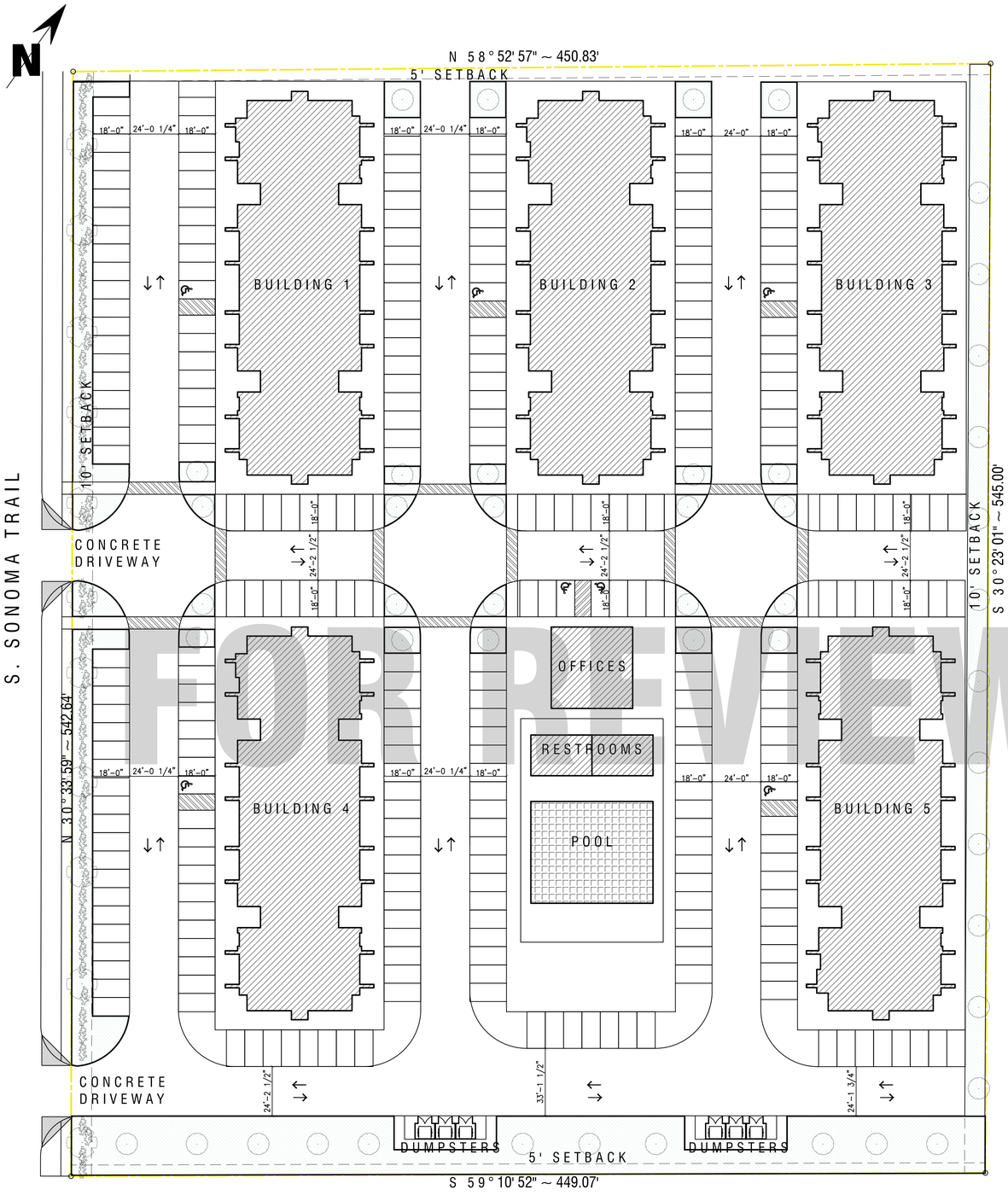
OCCUPANCY TYPE (IBC CHAPTER 3)
TYPE R-2

OCCUPANCY LOAD (IBC CHAPTER 10)
XX OCCUPANTS

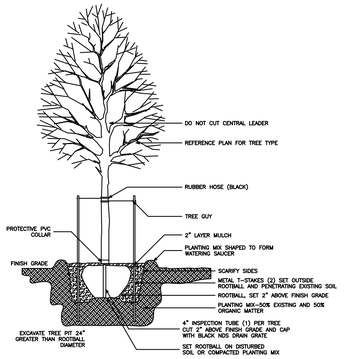
CONSTRUCTION TYPE (IBC CHAPTER 6)
TYPE III A

VICINITY MAP

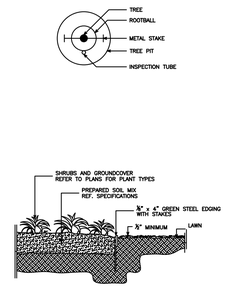

Ennis
Baker Dr
Bypass 287
Ennis Ave
E Ennis Ave
E Brown St
E Williams St
E Bennett St
Greenville Rd
Business 287
Bypass 287
Van Dr
Rankin Rd
Rankin Rd
Rankin Rd



1 LANDSCAPE PLAN
C1.00 1"=30'-0"



TREE PLANTING DETAIL
not scale



STEEL EDGING DETAIL
not scale

LANDSCAPE REQUIREMENTS:

- BUFFER PROVIDED 10FT.
- 1 CANOPY TREE PER 50F. LINEAR FRONTAGE.
  542 F / 50 F = 11 TREES REQ. / 12 TREES PROV.
- 6 SHRUBS PER 50F. LINEAR FRONTAGE
  542 F / 50F. = 11 (6) = 60 SHRUBS REQ. / 60 SHRUBS PROV.
- 1 TREE PER 10 PARKING SPACES.
  295 PARKING SPACES PROV = 30 CANOPY TREES REQ.
- ADJACENT TO A NON-RESIDENTIAL DEVELOPMENT 1 CANOPY TREE PER 40 LINEAR ALONG THE PROPERTY ADJACENT, WITH A 8F. WIDE ADJACENT.

PLANT SCHEDULE

SYM	TYPE	COMMON NAME	QUAN.	SIZE	REMARKS
	CANOPY TREE	LIVE OAK	12	3" CAL.	HT. 7'
	MED. TREE	TEXAS ASH	47	3" CAL.	HT. 7'
	SHRUBS	COMMON ELDERBERRY*	65	5 GAL	PLANT <36"O.C.

* MUST BE 36 INCH AT PLANTING

GENERAL LANDSCAPE NOTES

1. AN UNDERGROUND AUTOMATIC POP-UP DRIP TYPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-WAY AREAS UNLESS NOTED OTHERWISE. ADJUSTMENTS TO SYSTEM WILL LIMIT OVER SPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. A RAIN SENSING DEVICE AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.
2. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE CITY OF ENNIS LANDSCAPE STANDARDS. MATERIAL SPECIFIED ON THIS PLAN IS TO MEET MINIMUM MULTIFAMILY DISTRICT 2 (MF-2) REQUIREMENTS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED OR REMOVED.
4. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
5. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEEL-STOPS OR OTHER PERMANENT BARRIERS.
6. ALL LANDSCAPE AREA SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVERS. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
7. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, DECORATIVE ROCK BEDS, SIGNS AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERMUDA-GRASS, OR ST. AUGUSTINE GRASS LAWN AREAS, UNLESS NOTED OTHERWISE.
8. ALL TREES ARE TO BE LOCATED, WHENEVER POSSIBLE, OUTSIDE FIRE HYDRANT, SANITARY SEWER AND UTILITY EASEMENT.
9. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
10. FINAL LOCATION OF PLANS MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES GRADES. GENERAL INTENT IS TO BE MET.
11. A MINIMUM TWO INCH LAYER OF BARK MULCH SHALL BE PROVIDED AT ALL PROPOSED TREES.

FOR REVIEW ONLY

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE
JAHQ	01/23/2026
JAHQ	01/29/2026

ADDRESS
THE 45 ESTATES
S. SONOMA TRAIL
ENNIS, TX.
75119

DATE
01/29/26

DRAWN BY
JAHQ

REVIEWED BY
ER

DESCRIPTION
THREE STORY
MULTIFAMILY

SCALE
1" = 30' - 0"

SHEET TITLE
LANDSCAPE PLAN

SHEET #
C1.00

FILE NAME
C1.00_LANDSCAPE_PLAN

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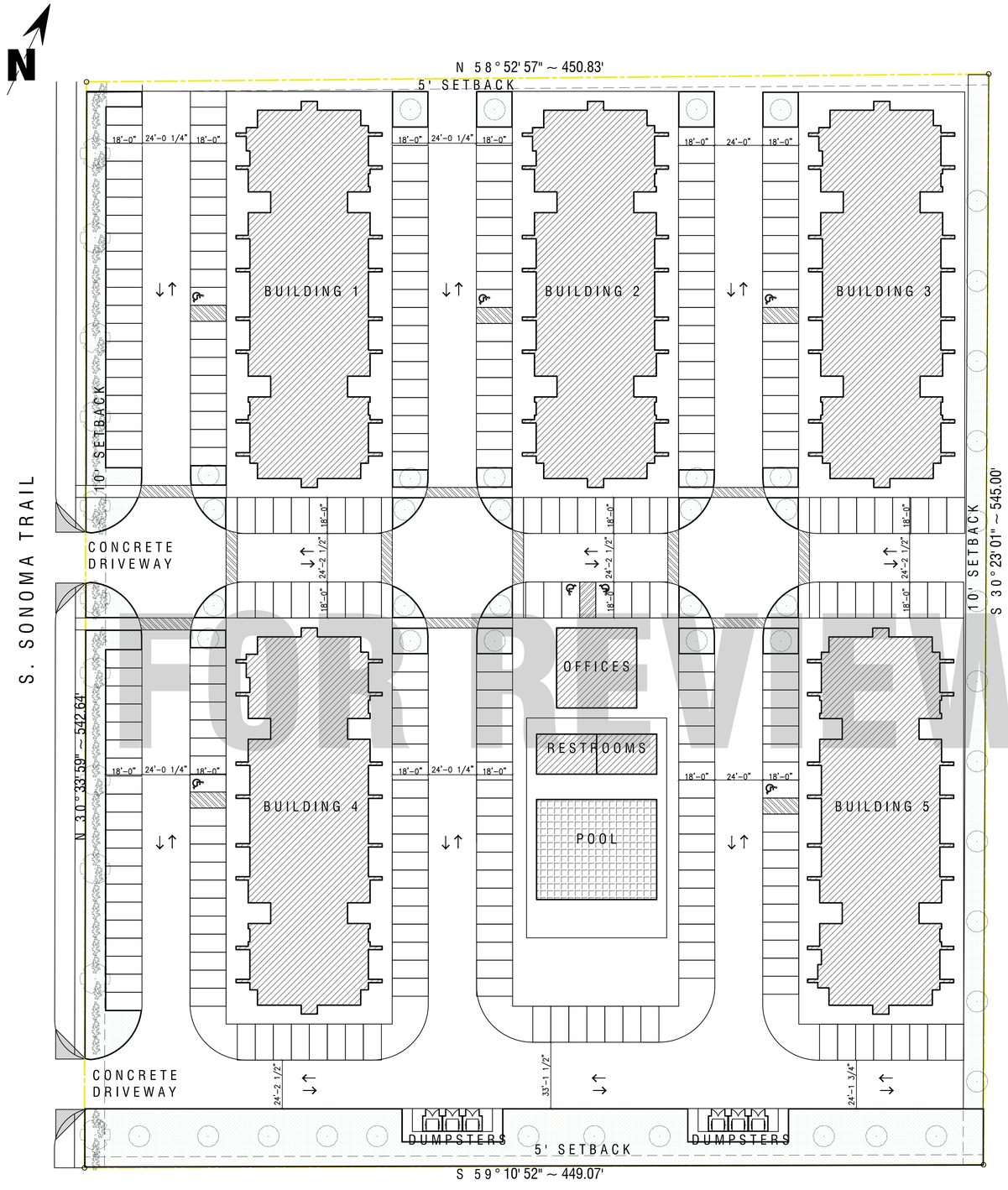
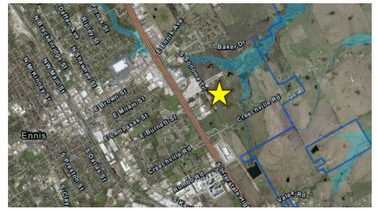


1 SITE PLAN
C2.00 1" = 30' - 0"

FOR REVIEW ONLY



1 VICINITY MAP
C2.00 FOR REFERENCE ONLY

PROJECT INFORMATION

ZONING	PROP ZONING MF-2
LEGAL DESCRIPTION	578 JACKSON 5.6950 ACRES
CONSTRUCTION TYPE	V-B
CLIMATE ZONE	ZONE 2A (MOIST)
BUILDING DESCRIPTION	THREE STORY MULTIFAMILY
OCCUPANCY TYPE	R-2

DWELLING UNIT DATA

UNIT TYPE	AREA (SF.)
EFFICIENT UNIT	582 SF.
2 BEDROOM UNIT	1,328 SF

BUILDINGS DATA

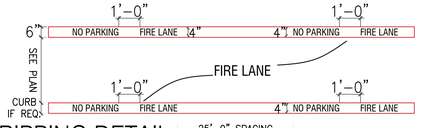
BUILDINGS (1-5.)	# OF UNITS PER FLOOR
FIRST FLOOR	8 - EFFICIENT UNITS 4 - 2 BEDROOM UNIT
SECOND FLOOR	8 - 2 BEDROOM UNITS
THIRD FLOOR	8 - 2 BEDROOM UNITS
TOTAL PER BUILDING	28 UNITS PER BLDG

AREAS CALCULATION

BUILDINGS (1-5)	AREAS
FIRST FLOOR	10,456 SF (FOOTPRINT)
SECOND FLOOR	11,419 SF.
THIRD FLOOR	11,419 SF.
TOTAL PER BUILDING	33,294 SF.
OFFICE BUILDING	1,600 SF.
TOTAL UNDER ROOF	168,070 SF.
LOT SIZE	244,680 SF. / 5.617 ACRES

PARKING ANALYSIS

1 SPACE PER EFFICIENT UNIT 2 SPACES PER BEDROOM UNIT 3 SPACES PER 1,000 SF. IN OFFICE USE	
140 DWELING UNITS IN TOTAL = 240 PARKING SPACES 40, EFFICIENT UNITS. 100, 2 BEDROOM UNITS.	
OFFICE 1,600 SF. = 5 PARKING SPACES	
PARKING REQUIRED	245
PARKING PROVIDED	7 ACCESSIBLE SPACES+ 288 REGULAR PARKING SPACES



1 FIRE LANE STRIPPING DETAIL
C2.00 NTS

25'-0" SPACING (TYP)

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DRAWN BY
JAHQ

REVIEWED BY
ER

DESCRIPTION
THREE STORY
MULTIFAMILY

SCALE
1" = 30' - 0"

SHEET TITLE
SITE PLAN

SHEET #
C2.00

FILE NAME
C2.00_SITE_PLAN

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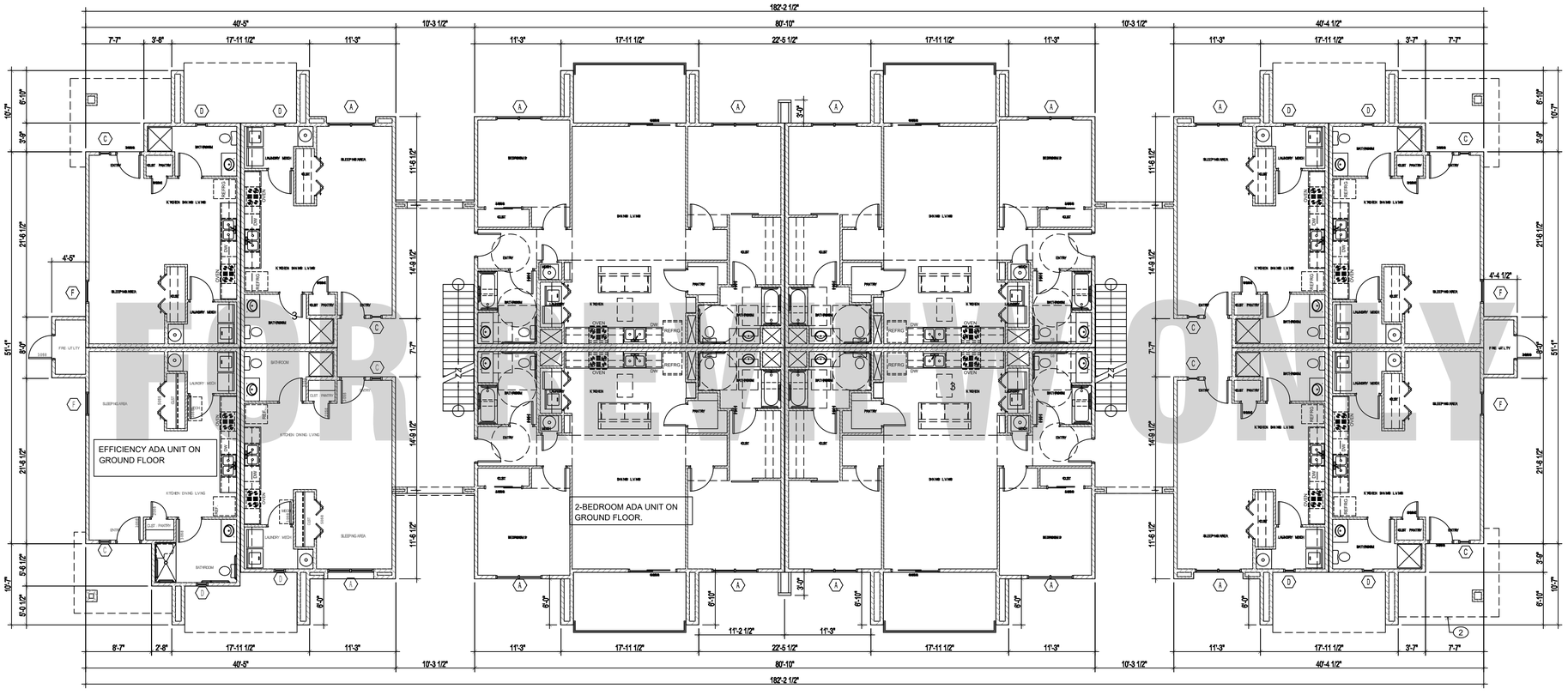

1 A1.01 BUILDING 1TO 5 - FLOOR PLAN - GROUND LEVEL
1/8" = 1'-0"

FOR REVIEW ONLY

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DATE
01/29/26

DRAWN BY
JAHQ

REVIEWED BY
ER

DESCRIPTION
THREE STORY
MULTIFAMILY

SCALE
1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN

SHEET #
A1.01

FILE NAME
A1.01_FLR1_PLAN

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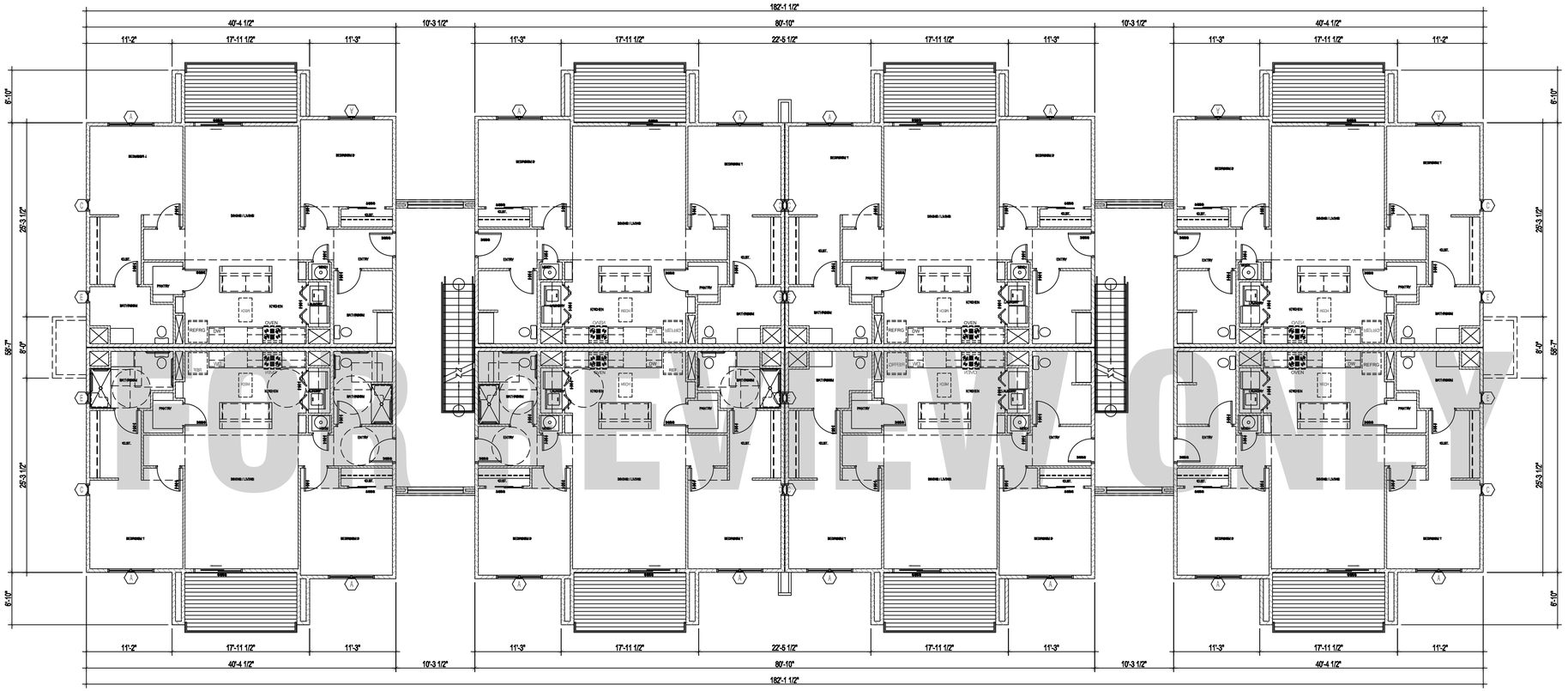

1 A1.02 BUILDING 1TO 5 - FLOOR PLAN - SECOND LEVEL
1/8" = 1'-0"

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
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S. SONOMA TRAIL
ENNIS, TX.
75119

DATE
01/29/26

DRAWN BY
JAHQ

REVIEWED BY
ER

DESCRIPTION
THREE STORY
MULTIFAMILY

SCALE
1/8" = 1'-0"

SHEET TITLE
FLOOR PLAN

SHEET #
A1.02

FILE NAME
A1.02_FLR2_PLAN

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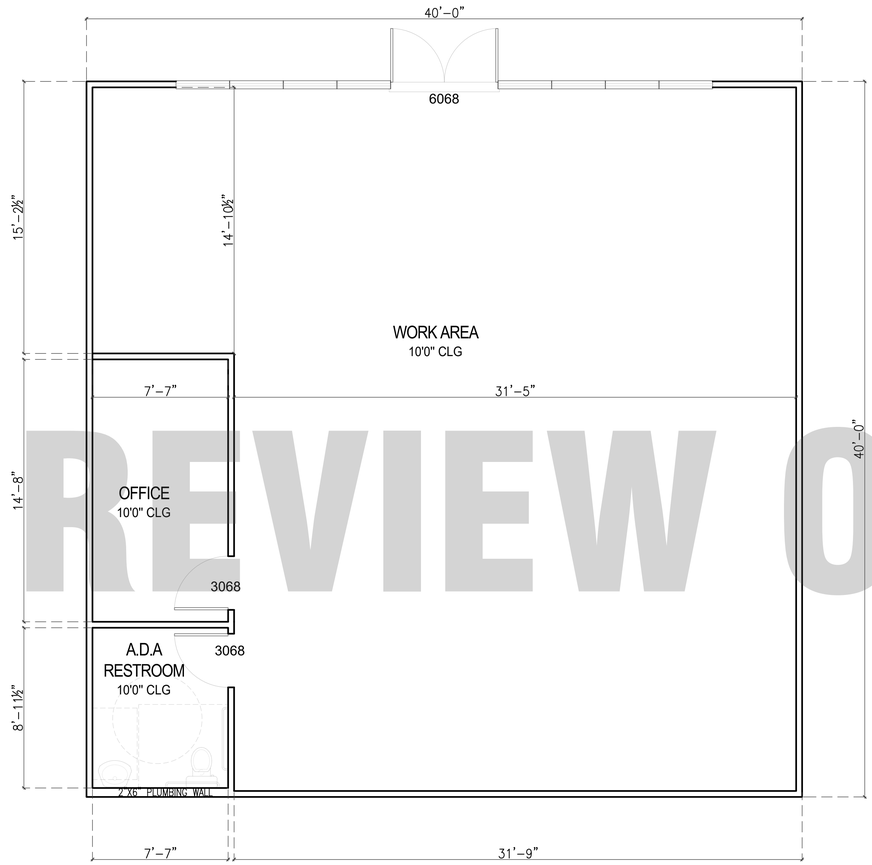

FOR REVIEW ONLY

1 A1.03 OFFICE - FLOOR PLAN
1/4" = 1'-0"

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
317 E. JEFFERSON BLVD.
DALLAS, TX. 75203
TEL. (214) 946-4300
FAX. (214) 948-9544

REVISIONS	
DRAFTER	SENT DATE
JAHQ	01/23/2026
JAHQ	01/29/2026

ADDRESS
THE 45 ESTATES
S. SONOMA TRAIL
ENNIS, TX.
75119

DATE
01/29/26

DRAWN BY
JAHQ

REVIEWED BY
ER

DESCRIPTION
THREE STORY
MULTIFAMILY

SCALE
1/4" = 1'-0"

SHEET TITLE
FLOOR PLAN

SHEET #
A1.03

FILE NAME
A1.03_FLR3_PLAN

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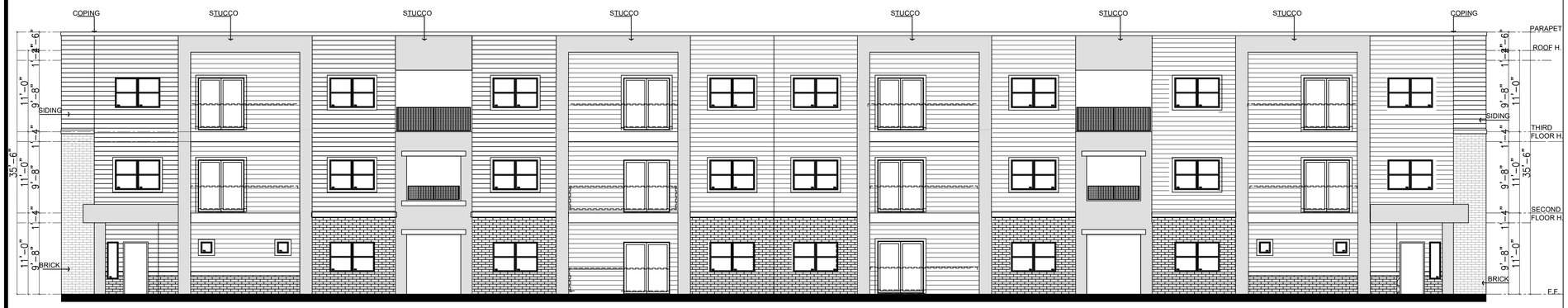
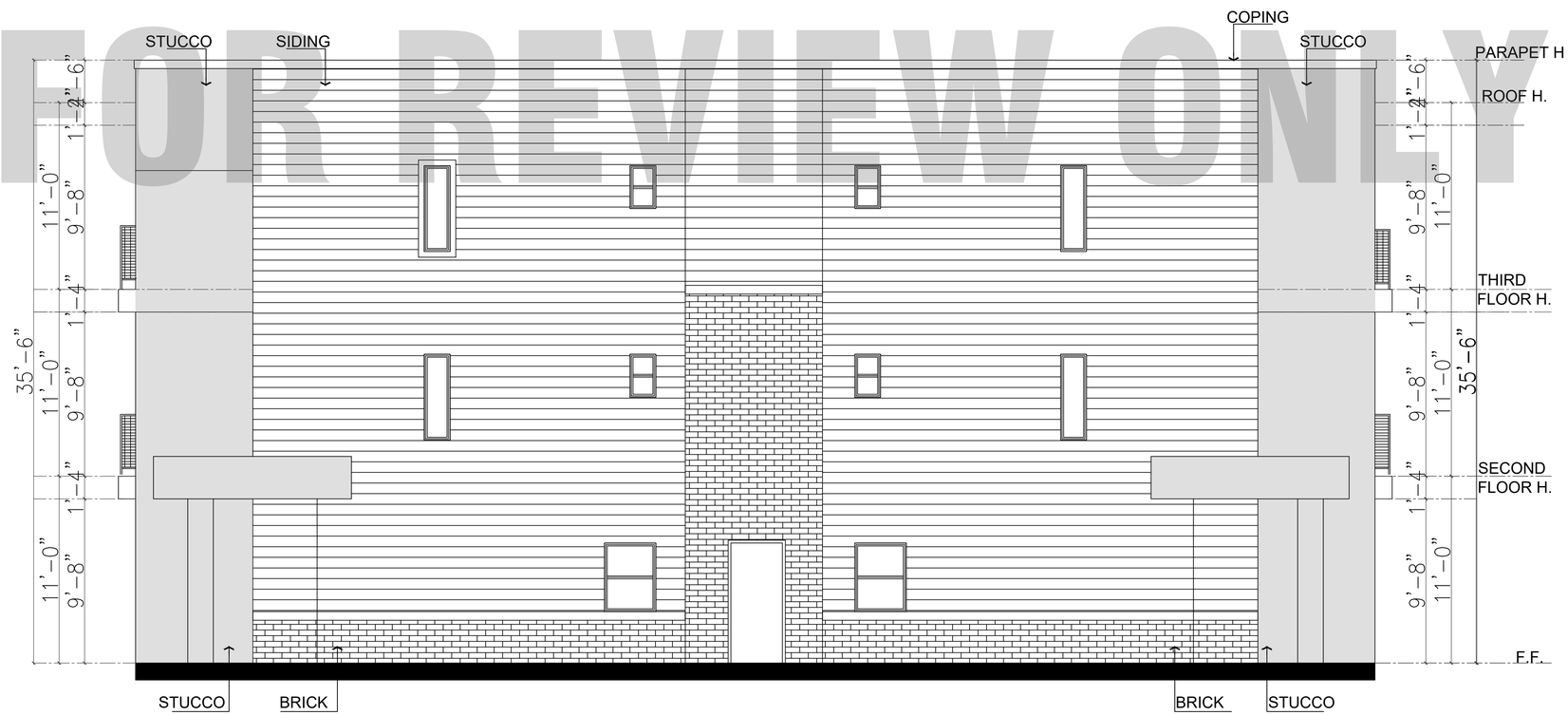


1 BLDG (1-5) FRONT ELEVATION
A2.01 1/8" = 1'-0"

FOR REVIEW ONLY



1 BLDG (1-5) RIGHT ELEVATION
A2.01 1/4" = 1'-0"

SEAL

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REVISIONS	
DRAFTER	SENT DATE
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JAHQ	01/29/2026

ADDRESS
THE 45 ESTATES
S. SONOMA TRAIL
ENNIS, TX.
75119

DATE
01/29/26

DRAWN BY
JAHQ

REVIEWED BY
ER

DESCRIPTION
THREE STORY MULTIFAMILY

SCALE
AS SPECIFIED

SHEET TITLE
ELEVATIONS

SHEET #
A2.01

FILE NAME
A2.01_ELEVATIONS

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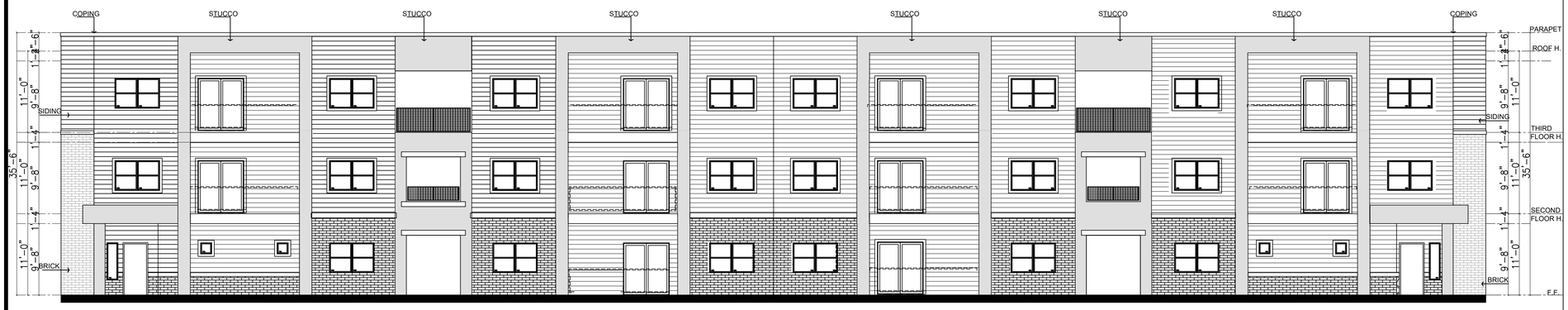
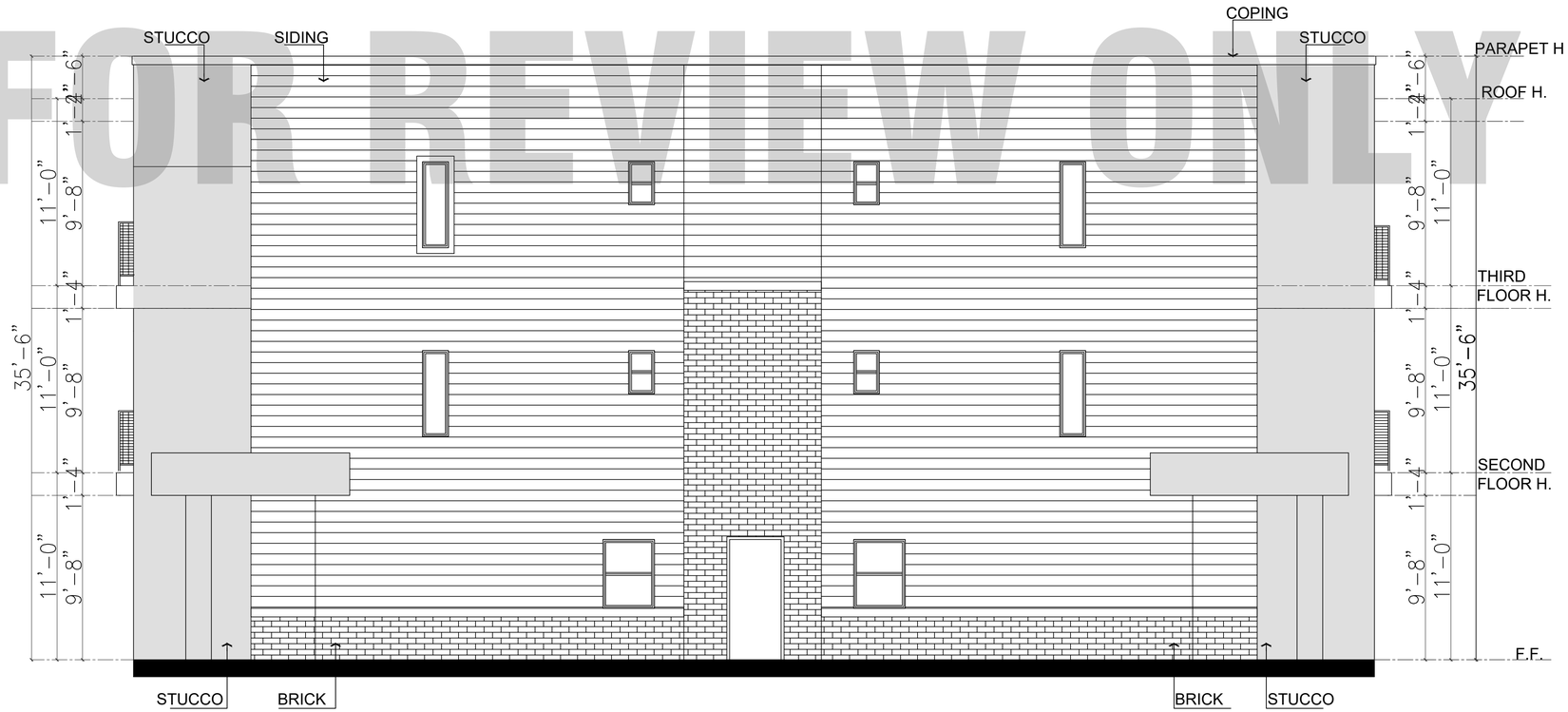


1 BLDG (1-5) REAR ELEVATION
A2.02 1/8" = 1'-0"

FOR REVIEW ONLY



1 BLDG (1-5) LEFT ELEVATION
A2.02 1/4" = 1'-0"

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SCALE
AS SPECIFIED

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SHEET #
A2.02

FILE NAME
A2.02_ELEVATIONS

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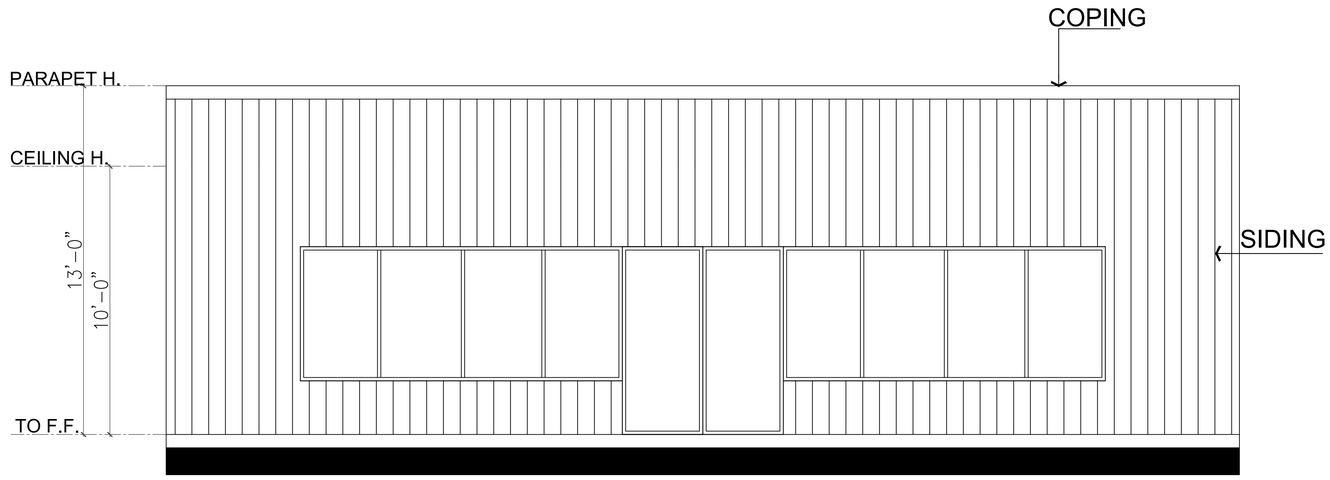
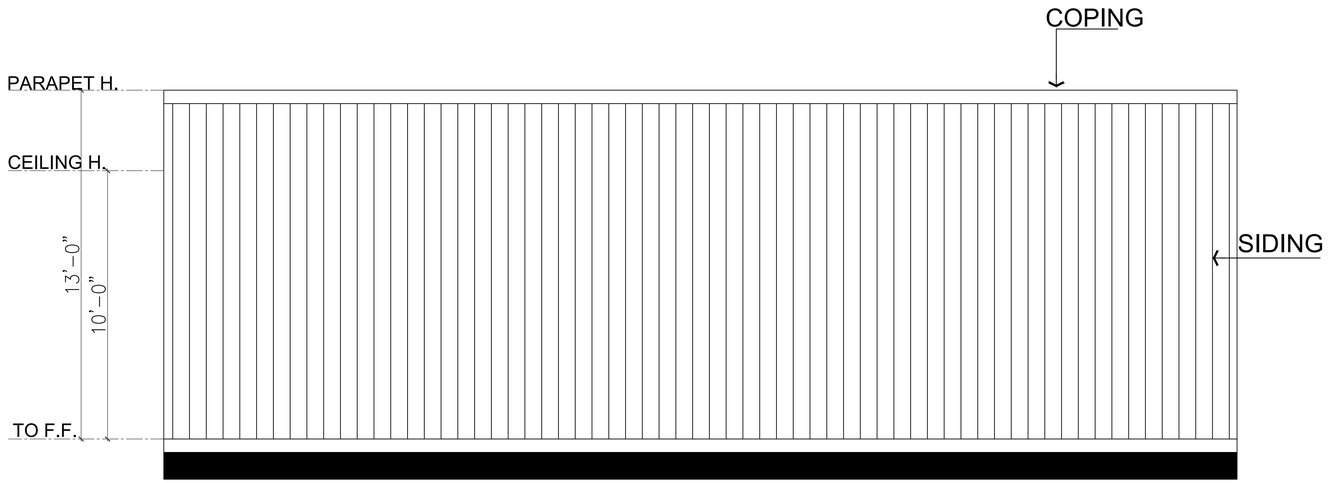


1 OFFICE - FRONT ELEVATION
A2.03 3/8" = 1'-0"

FOR REVIEW ONLY



1 OFFICE- RIGHT/LEFT & REAR ELEVATION
A2.03 3/8" = 1'-0"

SEAL

CONSTRUCTION CONCEPTS INC.
"Planning and Designing a Better Tomorrow"
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DALLAS, TX. 75203
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REVISIONS	
DRAFTER	SENT DATE
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FILE NAME
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FOR REVIEW ONLY

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DRAWN BY
JAHQ

REVIEWED BY
ER

DESCRIPTION
THREE STORY
MULTIFAMILY

SCALE
NTS

SHEET TITLE
RENDERS

SHEET #
A2.03

FILE NAME
A2.03_ELEVATIONS

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CITY OF ENNIS, TEXAS
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

City of Ennis
Inspection Services
Received
DEC 0 9 2025

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-14

PID No. 303262

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, January 12, 2026 at 6:00 PM** and the City Commission on **Tuesday, February 17, 2026 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 10 (R-10) to Multi-Family Residential 2 (MF-2) for an approximately 5.617-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas and generally located in the 700-Block of S Sonoma Trail. Ellis CAD ID 186293.
P&Z Case No.: ZAXA-25-14
Owner: Tomas DeLeon
Applicant: Tomas DeLeon

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on January 7, 2026**.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

X IN FAVOR OF	____ IN PROTEST AGAINST
Signature	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action. Print Name Signature Print Name Signature

PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

OR

E-MAIL TO
jbarake@ennistx.gov
estubbs@ennistx.gov

DL CALANDER PROPERTIES LLC
3321 BECKET RIDGE CT
FARMERS BRANCH TX 75234

City Commission – Regular Session

Public Hearing – F.__

- **F.__** - Conduct a Public Hearing regarding an application for a Zoning Change from Single Family Residential-10 (R-10) to Multi-Family Residential 2 (MF-2) for an approximately 5.617-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas. Generally located in the 700-Block of S Sonoma Trail. Ellis CAD ID 186293.

Case No. ZAXA-25-14

P&Z Case # ZAXA-25-14

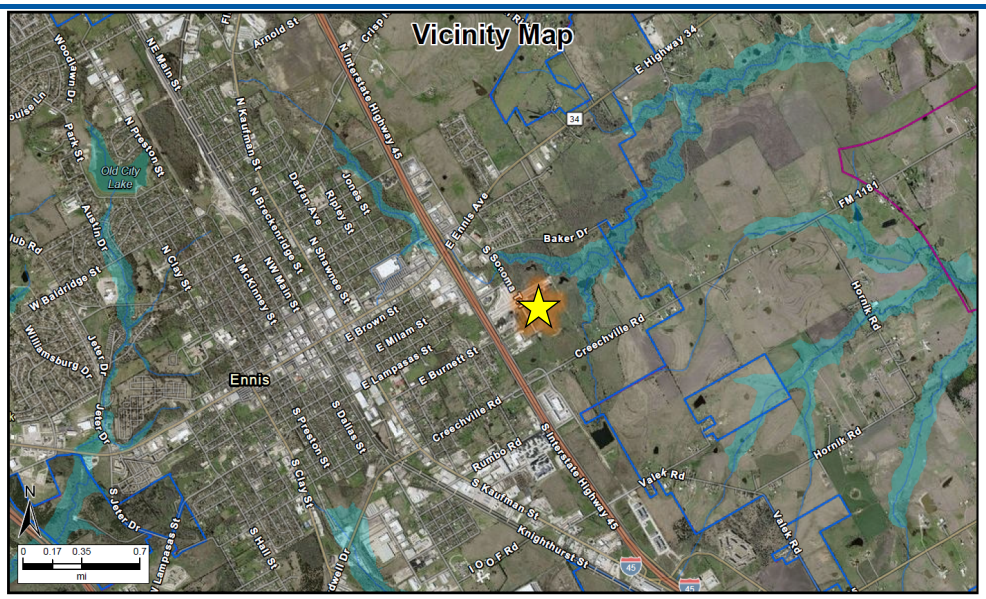
Overview:

- Location: Ward 1
- Requested by: Tomas DeLeon
- From: Single Family Residential 10 (R-10)
- To: Multi-Family Residential 2 (MF-2)
- For: 5.617 Acres
- Use: Future Construction of Apartment Homes
- Notices: 7 Surrounding Property Owners Notified
  - 1 Voted "In Favor"
  - 0 Voted "In Protest"

Does Not require Super Majority Vote

- Case heard by P&Z Commission on 1/12/26
- P&Z Commission approved the request

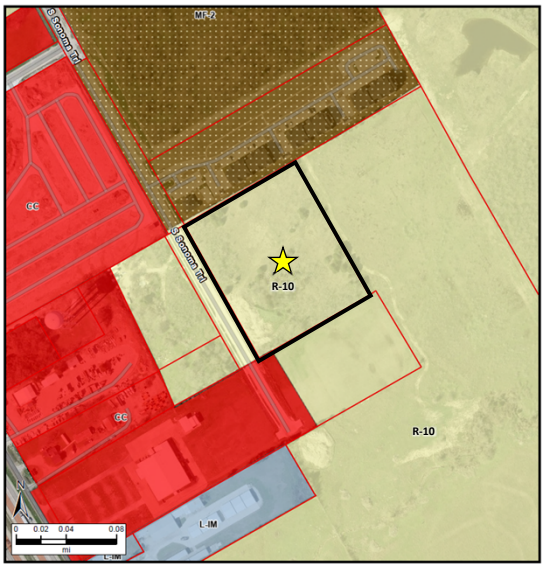
P&Z Case # ZAXA-25-14



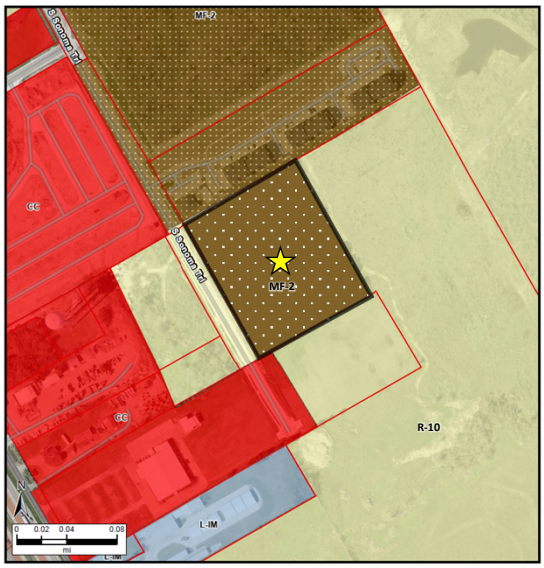
P&Z Case # ZAXA-25-14

P&Z Case # ZAXA-25-14

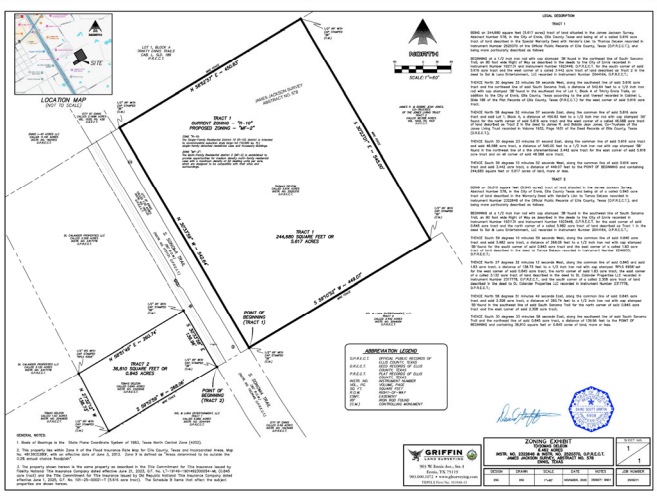
Current Zoning

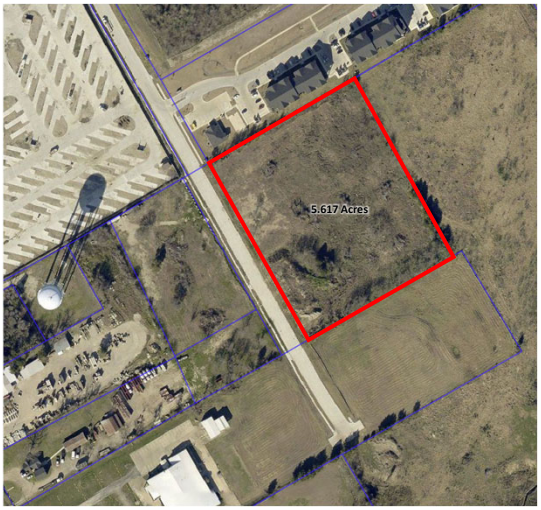


Proposed Zoning

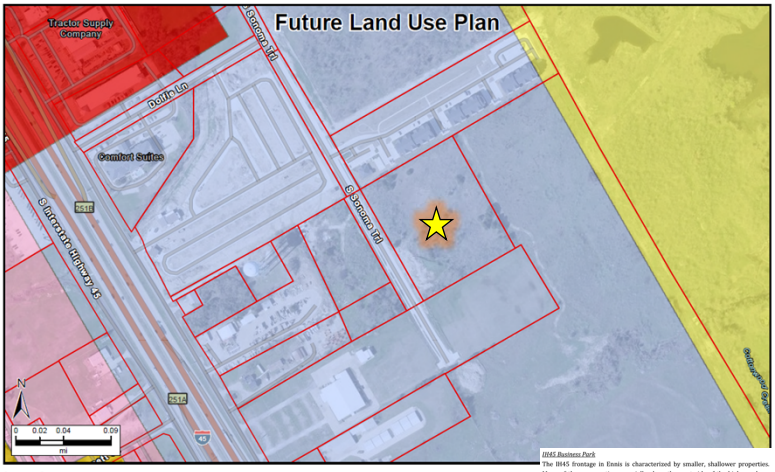


P&Z Case # ZAXA-25-14





P&Z Case # ZAXA-25-14



P&Z Case # ZAXA-25-14

P&Z Case # ZAXA-25-14

Overview:

- Location: Ward 1
- Requested by: Tomas DeLeon
- From: Single Family Residential 10 (R-10)
- To: Multi-Family Residential 2 (MF-2)
- For: 5.617 Acres
- Use: Future Construction of Apartment Homes
- Notices: 7 Surrounding Property Owners Notified
  - 1 Voted "In Favor"
  - 0 Voted "In Protest"

Does Not require Super Majority Vote

- Case heard by P&Z Commission on 1/12/26
- P&Z Commission approved the request

P&Z Commission Recommends Approval

City Commission – Regular Session

Public Hearing – F.__

- **F.__** - Conduct a Public Hearing regarding an application for a Zoning Change from Single Family Residential-10 (R-10) to Multi-Family Residential 2 (MF-2) for an approximately 5.617-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas. Generally located in the 700-Block of S Sonoma Trail. Ellis CAD ID 186293.

Open the Public Hearing
Public Comment
Close the Public Hearing

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas from Single Family-10 (R-10) to Multi-Family-2 (MF-2) for an approximately 5.617-acre tract of land, situated in the James Jackson Survey, Abstract No. 578, Tract 1, City of Ennis, Ellis County, Texas. Approximately located in the 700 Block of South Sonoma Trail, Ellis CAD ID 186293. TABLED AT THE FEBRUARY 17 , 2026 MEETING.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Planning & Development
Staff Contact:	Jorge Barake, Planner

BACKGROUND INFORMATION:

The 5.617-acre property, located approximately in the 700 block of South Sonoma Trail, is bordered by multi-family development to the north and single-family neighborhoods to the south and east. The site is currently zoned Single-Family Residential-10 (R-10) and designated as Business Park in the Future Land Use Plan. Although the requested zoning does not align with the Future Land Use Plan, it is considered compatible with surrounding land uses.

On July 18, 2025, applicant Tomas De Leon submitted a rezoning request to the Planning and Development Department, seeking to change the property's zoning designation to Multi-Family-2 (MF-2). The proposed development allows for a maximum density of twenty-two (22) units per acre and features five (5) three-story, modern-style residential buildings—each approximately 33,294 square feet—along with a 1,600-square-foot office building. The applicant plans to provide 295 parking spaces and will include 30 canopy trees, ensuring one tree for every 10 parking spaces.

On January 12, 2026, the Planning and Zoning Commission held a public hearing and discussed and considered the applicant's zoning request for the subject property.

The Planning and Zoning Commission voted in favor of the zoning change: 7 in favor, 0 against.

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

N/A

RECOMMENDATION:

The Planning and Zoning Commission recommends approval.

ALTERNATIVES:

N/A

ATTACHMENTS:

ORDINANCE NO.-Conduct a Public to discuss and consider a request for a zoning change from Single-Family Residential-10 (R-10) to Multi-Family-2 (MF-2) - Pdf

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF ENNIS TO AMEND THE ZONING CLASSIFICATION ON AN APPROXIMATE 5.617 ACRE TRACT OF LAND FROM SINGLE FAMILY RESIDENTIAL-10 (R-10) DISTRICT TO MULTI-FAMILY-2 (MF-2) DISTRICT, SITUATED IN THE JAMES JACKSON SURVEY, ABSTRACT NO. 578, TRACT 1, APPROXIMATELY LOCATED IN THE 700 BLOCK OF SOUTH SONOMA TRAIL IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ELLIS CAD ID 186293; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING AN AMENDMENT; PROVIDING A ZONING MAP AMENDMENT; PROVIDING A SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) PER DAY FOR EACH OFFENSE, AND EACH AND EVERY DAY ANY SUCH VIOLATION SHALL OCCUR OR CONTINUE SHALL BE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Tomas DeLeon ("Applicant"), acting as authorized representative for himself, has requested to change the zoning classification from Single Family Residential-10 (R-10) District to Multi-Family-2 (MF-2) District on an approximate 5.617-acre tract of land, situated in the James Jackson Survey, Abstract No. 578, Tract 1, City of Ennis, Ellis County, Texas. Approximately located in the 700 Block of South Sonoma Trail, Ellis CAD ID 186293 and more particularly described and depicted in Exhibit A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Commission to approve the change in zoning district classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the Multi-Family-2 (MF-2) zoning classification; and

WHEREAS, in accordance with Article 3.2.7 of the City of Ennis Unified Development Ordinance, the City Commission and the Planning and Zoning Commission have determined that the requested zoning change is in compliance with the comprehensive plan, establishes a use permitted under the ordinance, the

proposed provision and configuration of public improvements shall be adequate to serve the development, and zoning change is in keeping with the intent and purpose of the City of Ennis Unified Development Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Commission does hereby find that the requested zoning accomplishes such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Amendment. The Unified Development Ordinance of the City of Ennis is hereby amended to change the zoning classification on the Property from Single Family Residential-10 (R-10) District to Multi-Family-2 (MF-2) District. The Property shall be developed and used in accordance with all applicable City, state and federal laws, as they exist or may be in the future amended, including but not limited to building codes, fire codes and all accessibility standards as required by law.

SECTION 3. Zoning Map Amendment. The Official Zoning Map is hereby amended to reflect the change in zoning classification as set forth in this Ordinance.

SECTION 4. Savings/Repealing Clause. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. Penalty Clause. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day or on which a violation occurs or continues.

SECTION 7. Publication and Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 17th of February, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

EXHIBIT “A”
LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACT 1

BEING an 244,680 square feet (5.617 acres) tract of land situated in the James Jackson Survey, Abstract Number 578, in the City of Ennis, Ellis County Texas and being all of a called 5.616 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Thomas DeLeon recorded in Instrument Number 2520370 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "3B" found in the northeast line of South Sonoma Trail, an 80 foot wide Right of Way as described in the deeds to the City of Ennis recorded in Instrument Number 1921131 and Instrument Number 1923448, O.P.R.E.C.T. for the south corner of said 5.616 acre tract and the west corner of a called 3.442 acre tract of land described as Tract 2 in the deed to Sol & Luna Entertainment, LLC recorded in Instrument Number 2044164, O.P.R.E.C.T.;

THENCE North 30 degrees 33 minutes 59 seconds West, along the southwest line of said 5.616 acre tract and the northeast line of said South Sonoma Trail, a distance of 542.64 feet to a 1/2 inch iron rod with cap stamped "3B" found in the southeast line of Lot 1, Block A of Trinity Ennis Trails, an addition to the City of Ennis, Ellis County, Texas according to the plat thereof recorded in Cabinet L, Slide 186 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) for the west corner of said 5.616 acre tract;

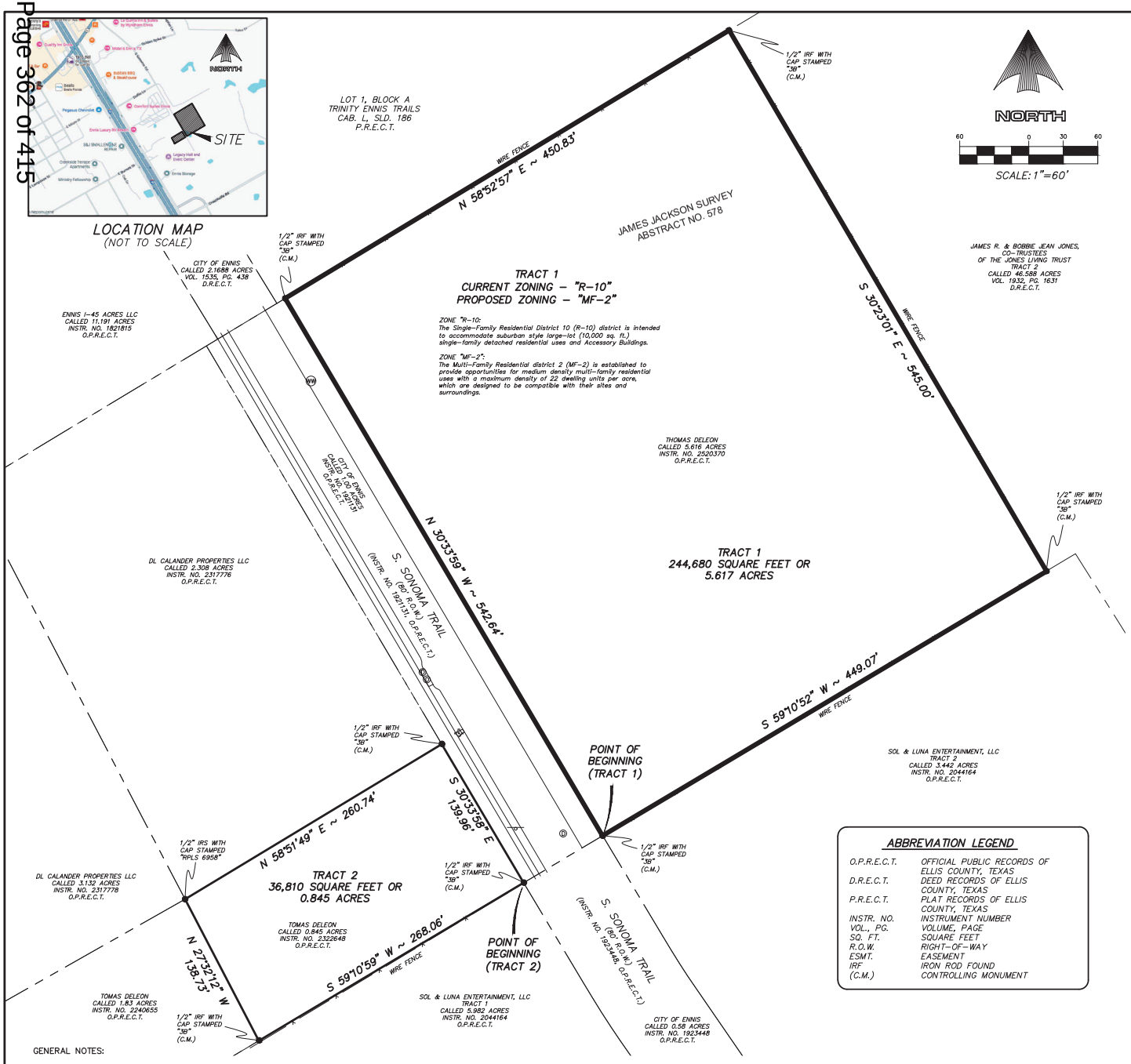
THENCE North 58 degrees 52 minutes 57 seconds East, along the common line of said 5.616 acre tract and said Lot 1, Block A, a distance of 450.83 feet to a 1/2 inch iron rod with cap stamped "3B" found for the north corner of said 5.616 acre tract and the west corner of a called 46.588 acre tract of land described as Tract 2 in the deed to James R. and Bobbie Jean Jones, Co-Trustees of the Jones Living Trust recorded in Volume 1932, Page 1631 of the Deed Records of Ellis County, Texas (D.R.E.C.T.);

THENCE South 30 degrees 23 minutes 01 second East, along the common line of said 5.616 acre tract and said 46.588 acre tract, a distance of 545.00 feet to a 1/2 inch iron rod with cap stamped "3B" found in the northwest line of a the aforementioned 3.442 acre tract for the east corner of said 5.616 acre tract and an ell corner of said 46.588 acre tract;

THENCE South 59 degrees 10 minutes 52 seconds West, along the common line of said 5.616 acre tract and said 3.442 acre tract, a distance of 449.07 feet to the POINT OF BEGINNING and containing 244,680 square feet or 5.617 acres of land, more or less.

Basis of Bearing: Bearings shown are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LOCATION MAP
(NOT TO SCALE)



ABBREVIATION LEGEND

O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
INSTR. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT

LEGAL DESCRIPTION

TRACT 1

BEING an 244,680 square feet (5.617 acres) tract of land situated in the James Jackson Survey, Abstract Number 578, in the City of Ennis, Ellis County Texas and being all of a called 5.616 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Thomas DeLeon recorded in Instrument Number 2520370 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "3B" found in the northeast line of South Sonoma Trail, an 80 foot wide Right of Way as described in the deeds to the City of Ennis recorded in Instrument Number 1921131 and Instrument Number 1923448, O.P.R.E.C.T. for the south corner of said 5.616 acre tract and the west corner of a called 3.442 acre tract of land described as Tract 2 in the deed to Sol & Luna Entertainment, LLC recorded in Instrument Number 2044164, O.P.R.E.C.T.;

THENCE North 30 degrees 33 minutes 59 seconds West, along the southwest line of said 5.616 acre tract and the northeast line of said South Sonoma Trail, a distance of 542.64 feet to a 1/2 inch iron rod with cap stamped "3B" found in the southeast line of Lot 1, Block A of Trinity Ennis Trails, an addition to the City of Ennis, Ellis County, Texas according to the plat thereof recorded in Cabinet L, Slide 186 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) for the west corner of said 5.616 acre tract;

THENCE North 58 degrees 52 minutes 57 seconds East, along the common line of said 5.616 acre tract and said Lot 1, Block A, a distance of 450.83 feet to a 1/2 inch iron rod with cap stamped "3B" found for the north corner of said 5.616 acre tract and the west corner of a called 46.588 acre tract of land described as Tract 2 in the deed to James R. and Bobbie Jean Jones, Co-Trustees of the Jones Living Trust recorded in Volume 1932, Page 1631 of the Deed Records of Ellis County, Texas (D.R.E.C.T.);

THENCE South 30 degrees 23 minutes 01 second East, along the common line of said 5.616 acre tract and said 46.588 acre tract, a distance of 545.00 feet to a 1/2 inch iron rod with cap stamped "3B" found in the northwest line of a the aforementioned 3.442 acre tract for the east corner of said 5.616 acre tract and an ell corner of said 46.588 acre tract;

THENCE South 59 degrees 10 minutes 52 seconds West, along the common line of said 5.616 acre tract and said 3.442 acre tract, a distance of 449.07 feet to the POINT OF BEGINNING and containing 244,680 square feet or 5.617 acres of land, more or less.

TRACT 2

BEING an 36,810 square feet (0.845 acres) tract of land situated in the James Jackson Survey, Abstract Number 578, in the City of Ennis, Ellis County Texas and being all of a called 0.845 acre tract of land described in the Warranty Deed with Vendor's Lien to Tomas DeLeon recorded in Instrument Number 2322648 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "3B" found in the southwest line of South Sonoma Trail, an 80 foot wide Right of Way as described in the deeds to the City of Ennis recorded in Instrument Number 1921131 and Instrument Number 1923448, O.P.R.E.C.T. for the east corner of said 0.845 acre tract and the north corner of a called 5.982 acre tract of land described as Tract 1 in the deed to Sol & Luna Entertainment, LLC recorded in Instrument Number 2044164, O.P.R.E.C.T.;

THENCE South 59 degrees 10 minutes 59 seconds West, along the common line of said 0.845 acre tract and said 5.982 acre tract, a distance of 268.06 feet to a 1/2 inch iron rod with cap stamped "3B" found for the south corner of said 0.845 acre tract and the east corner of a called 1.83 acre tract of land described in the deed to Tomas DeLeon recorded in Instrument Number 2240655, O.P.R.E.C.T.;

THENCE North 27 degrees 32 minutes 12 seconds West, along the common line of said 0.845 and said 1.83 acre tract, a distance of 138.73 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for the west corner of said 0.845 acre tract, the north corner of said 1.83 acre tract, the east corner of a called 3.132 acre tract of land described in the deed to DL Calander Properties LLC recorded in Instrument Number 2317778, O.P.R.E.C.T., and the south corner of a called 2.308 acre tract of land described in the deed to DL Calander Properties LLC recorded in Instrument Number 2317776, O.P.R.E.C.T.;

THENCE North 58 degrees 51 minutes 49 seconds East, along the common line of said 0.845 acre tract and said 2.308 acre tract, a distance of 260.74 feet to a 1/2 inch iron rod with cap stamped "3B" found in the southwest line of said South Sonoma Trail for the north corner of said 0.845 acre tract and the east corner of said 2.308 acre tract;

THENCE South 30 degrees 33 minutes 58 seconds East, along the southwest line of said South Sonoma Trail and the northeast line of said 0.845 acre tract, a distance of 139.96 feet to the POINT OF BEGINNING and containing 36,810 square feet or 0.845 acres of land, more or less.

GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).

2. This property lies within Zone X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Map No. 48139C0380F, with an effective date of June 3, 2013. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain".

3. The property shown hereon is the same property as described in the Title Commitment for Title Insurance issued by Fidelity National Title Insurance Company dated effective June 21, 2023, G.F. No. LT-19149-1901492300054-ML (0.845 acre tract) and the Title Commitment for Title Insurance issued by Old Republic National Title Insurance Company dated effective June 1, 2025, G.F. No. 101-25-00021-T (5.616 acre tract). The Schedule B items that affect the subject properties are shown hereon.

STATE OF TEXAS
REGISTERED
DAVID SCOTT GRIFFIN
6958
PROFESSIONAL
LAND SURVEYOR

GRIFFIN
LAND SURVEYING
903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

ZONING EXHIBIT

T(H)OMAS DELEON
6.462 ACRES
INSTR. NO. 2322648 & INSTR. NO. 2520370, O.P.R.E.C.T.
JAMES JACKSON SURVEY, ABSTRACT NO. 578
ENNIS, TEXAS

DESIGN	DRAWN	SCALE	DATE	NOTES
DSG	DSG	1"=60'	NOVEMBER, 2025	2509271 BN01

SHEET NO. 1 / 1

JOB NUMBER 2509271

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Discuss and consider approving the 2026 Historic Landmark Tax Exemption applications as recommended by the Historic Landmark Commission's subcommittee and any other matters incident thereto.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Economic Development
Staff Contact:	Rhonda Winters, Economic Development Admin Assistant

BACKGROUND INFORMATION:

In 2024, the Historic Landmark Commission (HLC) formed a subcommittee to review the properties applying for a historic landmark tax exemption. The subcommittee utilized the following resources in conjunction with their survey:

- National Register of Historic Places Inventory, 1986 and subsequent amendment in 2016;
- 1997 update to the "Historic and Architectural Investigations of Ennis, Texas," prepared by Hardy, Heck and Moore.

The subcommittee reported their findings to the Historic Landmark Commission at a meeting held on December 15, 2025. The Historic Landmark Commission recommends granting historic tax exemptions to the 61 contributing properties. The following provides an overview of related applications:

- Number of applications received by March 15th: 64
- Number of applications received after March 15th: 6
- Number of applications considered contributing: 61
- Number of applications considered non-contributing: 3

Taxable Value of contributing properties - $23,454,295.00 with an Exempted Tax Revenue of $10,341.66.

Taxable Value of non-contributing properties - $834,372.00 with an Exempted Tax Revenue of $510.53.

The proposed tax exemption is in compliance with the City of Ennis Code of Ordinances, Chapter 8.5, Historic Districts and Landmarks, Article 1, Section 8.5-2(b) - Tax Abatement.

FINANCIAL IMPACT:

The proposed tax exemption will have a proportionate impact on the General Fund revenue.

POLICY IMPLICATIONS:

Vibrant Lifestyle - Elevate life experiences throughout our community by providing residents and visitors with opportunities to enjoy historic resources.

RECOMMENDATION:

HLC and staff recommend approval of this item.

ATTACHMENTS:

City Commission - contributing
City Commission - non contributing
City Commission - applications rcvd after March 15th deadline
HLTE Tax Abatement Code of Ordinance
030923 CM MFR (HLTE & HRTAR Programs)

City of Ennis 2026 Historic Landmark Tax Exemption - Contributing				
PROPERTY ADDRESS	TAXABLE VALUE	EXEMPTION VALUE MAX. $25,000	EXEMPTED TAX REVENUE	CONTRIBUTING
111 W Ennis Ave	$989,520.00	$25,000.00	$170.18	yes
107 S. Dallas	$642,600.00	$25,000.00	$170.18	yes
213 Ennis Avenue	$1,092,500.00	$25,000.00	$170.18	yes
207 W. Ennis Ave	$269,500.00	$25,000.00	$170.18	yes
204 W Belknap	$298,435.00	$25,000.00	$170.18	yes
200 W. Knox	$793,500.00	$25,000.00	$170.18	yes
119 S. Dallas St.	$1,035,000.00	$25,000.00	$170.18	yes
908 N. Preston St.	$186,033.00	$25,000.00	$170.18	yes
609 N. Preston St.	$293,885.00	$25,000.00	$170.18	yes
806 N. McKinney St.	$151,988.00	$25,000.00	$170.18	yes
107 N.W. Main	$294,000.00	$25,000.00	$170.18	yes
109 N.W. Main	$539,000.00	$25,000.00	$170.18	yes
105 N.W. Main	$230,400.00	$25,000.00	$170.18	yes
901 W. Knox	$295,000.00	$25,000.00	$170.18	yes
202 W. Knox St.	$351,510.00	$25,000.00	$170.18	yes
704 N. Preston	$314,023.00	$25,000.00	$170.18	yes
210 N. Dallas St.	$608,612.00	$25,000.00	$170.18	yes
212 N. Dallas St.	$375,000.00	$25,000.00	$170.18	yes
300 N Preston St	$320,000.00	$25,000.00	$170.18	yes
218 W. Ennis Ave	$1,285,470.00	$25,000.00	$170.18	yes
307 N. Preston	$281,241.00	$25,000.00	$170.18	yes
111 W. Knox	$253,000.00	$25,000.00	$170.18	yes
600 W Denton	$193,261.00	$25,000.00	$170.18	yes
408 N Preston	$280,230.00	$25,000.00	$170.18	yes
208 N Gaines	$327,935.00	$25,000.00	$170.18	yes
400 W. Baylor	**Confidential**	$25,000.00	$170.18	yes
701 N. Preston	$310,873.00	$25,000.00	$170.18	yes
501 N. McKinney	$347,467.00	$25,000.00	$170.18	yes
310 W. Denton	$463,494.00	$25,000.00	$170.18	yes

510 W. Denton	$387,578.00	$25,000.00	$170.18	yes
607 W. Belknap	$198,558.00	$25,000.00	$170.18	yes
116 N. Dallas	$140,250.00	$25,000.00	$170.18	yes
120 N. Dallas St.	$77,000.00	$19,250.00	$131.04	yes
112 N. Dallas	$222,433.00	$25,000.00	$170.18	yes
807 N Dallas	$144,971.00	$25,000.00	$170.18	yes
401 N. Clay	$771,256.00	$25,000.00	$170.18	yes
206 W. Knox	$245,000.00	$25,000.00	$170.18	yes
709 N. W. Main	$135,747.00	$25,000.00	$170.18	yes
210 W Knox	$367,502.00	$25,000.00	$170.18	yes
708 W. Knox	$304,773.00	$25,000.00	$170.18	yes
101 S. Dallas St.	$1,035,091.00	$25,000.00	$170.18	yes
305 N. Gaines	$242,592.00	$25,000.00	$170.18	yes
807 N. Preston	$324,973.00	$25,000.00	$170.18	yes
701 N Gaines	$235,902.00	$25,000.00	$170.18	yes
1007 N. McKinney	$207,902.00	$25,000.00	$170.18	yes
605 N Preston	$724,169.00	$25,000.00	$170.18	yes
722 W. Knox	$186,863.00	$25,000.00	$170.18	yes
309 W. Denton	$287,319.00	$25,000.00	$170.18	yes
709 N. Dallas	$330,000.00	$25,000.00	$170.18	yes
210 W. Brown	$501,316.00	$25,000.00	$170.18	yes
212 W. Brown	$217,284.00	$25,000.00	$170.18	yes
504 W. Knox	$227,743.00	$25,000.00	$170.18	yes
806 N. Sherman	$119,531.00	$25,000.00	$170.18	yes
708 N. Sherman	$175,763.00	$25,000.00	$170.18	yes
400 W. Denton	$1,339,011.00	$25,000.00	$170.18	yes
607 N.W. Main	$152,000.00	$25,000.00	$170.18	yes
507 W Brown St	$287,327.00	$25,000.00	$170.18	yes
808 N. Sherman St.	$166,268.00	$25,000.00	$170.18	yes
909 N. Sherman St.	$157,479.00	$25,000.00	$170.18	yes
112 W. Knox	$504,000.00	$25,000.00	$170.18	yes
503 N McKinney	$213,217.00	$25,000.00	$170.18	yes
	$23,454,295.00		**$10,341.66**	

City of Ennis 2026 Historic Landmark Tax Exemption - Non Contributing				
PROPERTY ADDRESS	**TAXABLE VALUE**	**EXEMPTION VALUE MAX. $25,000**	**EXEMPTED TAX REVENUE**	**CONTRIBUTING**
101 NW Main St.	$312,732.00	$25,000.00	$170.18	**no**
102 W. Ennis Ave	$181,440.00	$25,000.00	$170.18	**no**
108 W. Ennis Ave	$340,200.00	$25,000.00	$170.18	**no**
	$834,372.00		**$510.53**	

City of Ennis 2026 Historic Landmark Tax Exemption - Received after March 15th deadline					
APPLICATION RECEIVED	PROPERTY ADDRESS	TAXABLE VALUE	EXEMPTION VALUE MAX. $25,000	EXEMPTED TAX REVENUE	CONTRIBUTING
3/17/2026	709 N Preston St.	$260,145.00	$25,000.00	$170.18	yes
3/20/2026	805 N Preston St.	$472,318.00	$25,000.00	$170.18	yes
4/1/2026	700 N Dallas St.	$246,066.00	$25,000.00	$170.18	yes
4/6/2026	906 N Dallas St.	$203,250.00	$25,000.00	$170.18	yes
4/6/2026	202 W Latimer St.	$255,602.00	$25,000.00	$170.18	yes
4/6/2026	108 W Latimer St.	$288,696.00	$25,000.00	$170.18	yes
		$1,726,077.00		**$1,021.06**	

Sec. 8.5-2. - Tax abatement.

(a) The appraised value of improvements completed pursuant to the issuance of a certificate of appropriateness shall not be added to the appraised tax value of the historic landmark structure(s) for a period of five (5) years. Application for abatement pursuant to this section shall be made prior to the 1st day of February of the tax year in which the abatement is to be granted. Application shall be made to the tax collector of the City of Ennis.

(b) Historic landmark structures shall be eligible for a historical appraised tax value exemption of twenty-five (25) percent of the appraised value of the property not to exceed twenty-five thousand dollars ($25,000.00), providing all modifications or expansions completed after this adoption of the chapter are completed pursuant to the issuance of certificate(s) of appropriateness and the historic landmark or structure is listed or conspicuously identified as a historic structure by the National Register of Historic Places, designated as a Recorded Texas Historical Landmark by the Texas Historical Commission, or has been designated by the City of Ennis as a historically significant site in accordance with the Texas Property Tax Code. To be eligible for the historical appraised tax value exemption; the owner of the landmark or structure must make application annually prior to the 1st day of February to the tax collector of the City of Ennis. Failure to apply for exemption will result in loss of exemption for the appropriate tax year.

(c) [Additional tax abatement programs.]

(1) Historic landmark structures which are non-residential and which are listed on the National or Texas Register of Historic Places or which are located in the designated historic downtown area, as shown on the downtown historic district map attached hereto and incorporated herein for all intents and purposes, shall be eligible for historic reinvestment tax abatements upon the terms and conditions as hereinafter ordained.

(2) Eligible historic landmark structures shall be entitled to reinvestment tax abatement equal to the amount of investment completed within a calendar year. The maximum tax abatement for a project shall not exceed the annual tax liability of the real property. The investments eligible shall be investments made for structural repairs and improvements, electrical repairs and improvements, plumbing repairs and improvements, mechanical repairs and improvements, interior repairs and improvements or exterior restoration. Taxes incurred for investment in personal property shall not be eligible for abatement. Each landowner who desires to apply for a historic reinvestment tax abatement shall apply for said abatement on or before May 1st of the year the tax abatement is to be granted. The abatement, if granted, shall be applicable to only one year. Subsequent abatements for additional projects must be applied for each year. Application shall be made on the official form promulgated by the City of Ennis, Texas.

(3) In addition to the above requirements, each applicant must submit documentation reflecting the cost of the eligible reinvestment project, complete the reinvestment project within the agreed time frame and if facade restoration is contemplated the project must comply with the United States Secretary on Interior's Standards for Historic Restoration. All contemplated reinvestment projects must be approved by the City of Ennis and all facade restoration projects must also be approved by the Ennis Historic Landmark Commission. The applicant must secure all city permits and must secure periodic city inspection of the project to insure proper completion of the project.

(d) [Historic preservation tax reimbursement.]

(1) Historic preservation (construction, reconstruction or restoration) projects within the national register historic downtown district with documented expenditure for construction, reconstruction or restoration in an amount in excess of fifteen thousand dollars ($15,000.00) shall be eligible for a seven (7) year, one hundred (100) percent city tax reimbursement. Beginning with the first full tax year after the effective date, and following full payment of taxes to the City of Ennis, the City of Ennis shall annually pay an eligible property owner a Chapter 380 payment

equal to one hundred (100) percent of all real property taxes assessed against the existing real property that are paid to the City of Ennis. Personal property taxes (furniture, fixtures, equipment and inventory) assessed against personal property shall not be eligible for reimbursement.

(2) To be eligible for a seven (7) year, one hundred (100) percent City of Ennis tax reimbursement, an applicant must submit documentation reflecting the cost of the eligible historic preservation (construction, reconstruction or restoration) project prior to commencing the project; secure historic landmark commission and city commission approval; complete the historic preservation project within the agreed time frame; and if facade (exterior) restoration is contemplated, comply fully with the United States Secretary of Interior's Standards for Treatment of Historic Properties. All contemplated historic preservation projects must be approved by the city commission of the City of Ennis. All facade (exterior) construction, reconstruction or restoration projects must also be approved by the Ennis Historic Landmark Commission and must be completed in conformance with a certificate of appropriateness issued by the Ennis Historic Landmark Commission. The applicant must secure all city permits and must also secure periodic city inspection of the project to ensure proper completion of the project as authorized by the city commission and the historic landmark commission.

(3) All historic preservation (construction, reconstruction or restoration) projects within the national register historic downtown district applying for city tax reimbursement under this ordinance shall comply fully with section 8.5-5 of the City of Ennis Code of Ordinances (certificate of appropriateness application procedure) and said section of the code shall be incorporated in the body of this ordinance by reference for all purposes as if copied in its entirety.

(4) All historic preservation (construction, reconstruction or restoration) projects within the national register historic downtown district which receive a certificate of appropriateness from the historic landmark commission and city tax reimbursement pursuant to this ordinance shall maintain the building for which the certificate of appropriateness has been issued in accordance with the certificate of appropriateness for the duration of the seven (7) year tax reimbursement period. Should the building owner or occupant fail to maintain the building in accordance with the certificate of appropriateness, tax reimbursements shall be subject to recapture by the city and the building owner shall repay to the city said tax reimbursements within sixty (60) days of demand made by the city.

(5) Any city tax reimbursement that is the subject of this ordinance may be assigned under the terms and conditions of the tax reimbursement agreement following approval by the city commission which shall not be unreasonably withheld.

(6) Under no circumstance shall the annual city tax reimbursement that is the subject of this ordinance in combination with annual reinvestment tax abatements authorized in section 8.5-7(c)(1),(2),(3) of the city Code of Ordinances exceed one hundred (100) percent of all real property taxes paid to the City of Ennis.

(Ord. No. 89-4-6, § 7, 5-1-89; Ord. No. 94-2-1, § 2, 2-21-94; Ord. No. 13-12-01, § 2, 12-16-13; Ord. No. 25-0304-F1, § 3, 3-4-25)

Editor's note— Ord. No. 25-0304-F1, § 3, adopted March 4, 2025, repealed §§ 8.5-2—8.5-6, and renumbered the former § 8.5-7 as § 8.5-2. The former §§ 8.5-2—8.5-6 pertained to Historic landmark commission; Designation of landmarks or historic districts; Certificate of appropriateness for alteration or new construction affecting landmarks or historic districts; Certificate of appropriateness application procedure; Demolition permit, respectively, and derived from Ord. No. 89-4-6, §§ 2—6, 5-1-89; Ord. No. 05-10-2, § 1, 10-17-05.

P.O. Box 220 • Ennis, Texas 75120 • (972) 878-1234 • FAX (972) 875-9086
www.ennistx.gov

March 9, 2023

MEMORANDUM FOR RECORD

SUBJECT: Historic Landmark Tax Exemption (HLTE)
Historic Reinvestment Tax Abatement Refund (HRTAR)

The purpose of this memo is to establish and clarify the purpose and characteristics of the HLTE and HRTAR Programs.

The City of Ennis, as a matter of policy has declared the protection, enhancement, and perpetuation of districts and landmarks of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that the historical resources of the City of Ennis represent the unique confluence of time and place that have shaped the identity of generations of citizens, collectively and individually and these resources constitute the heritage of the Citizens of Ennis.

The Historic Landmark Tax Exemption and Historic Reinvestment Tax Abatement Refund Programs were created to accomplish the purpose heretofore stated.

A summary of each program is attached and is hereby incorporated into this memorandum as a directive to the staff responsible to administer these programs.

Marty W. Nelson
City Manager

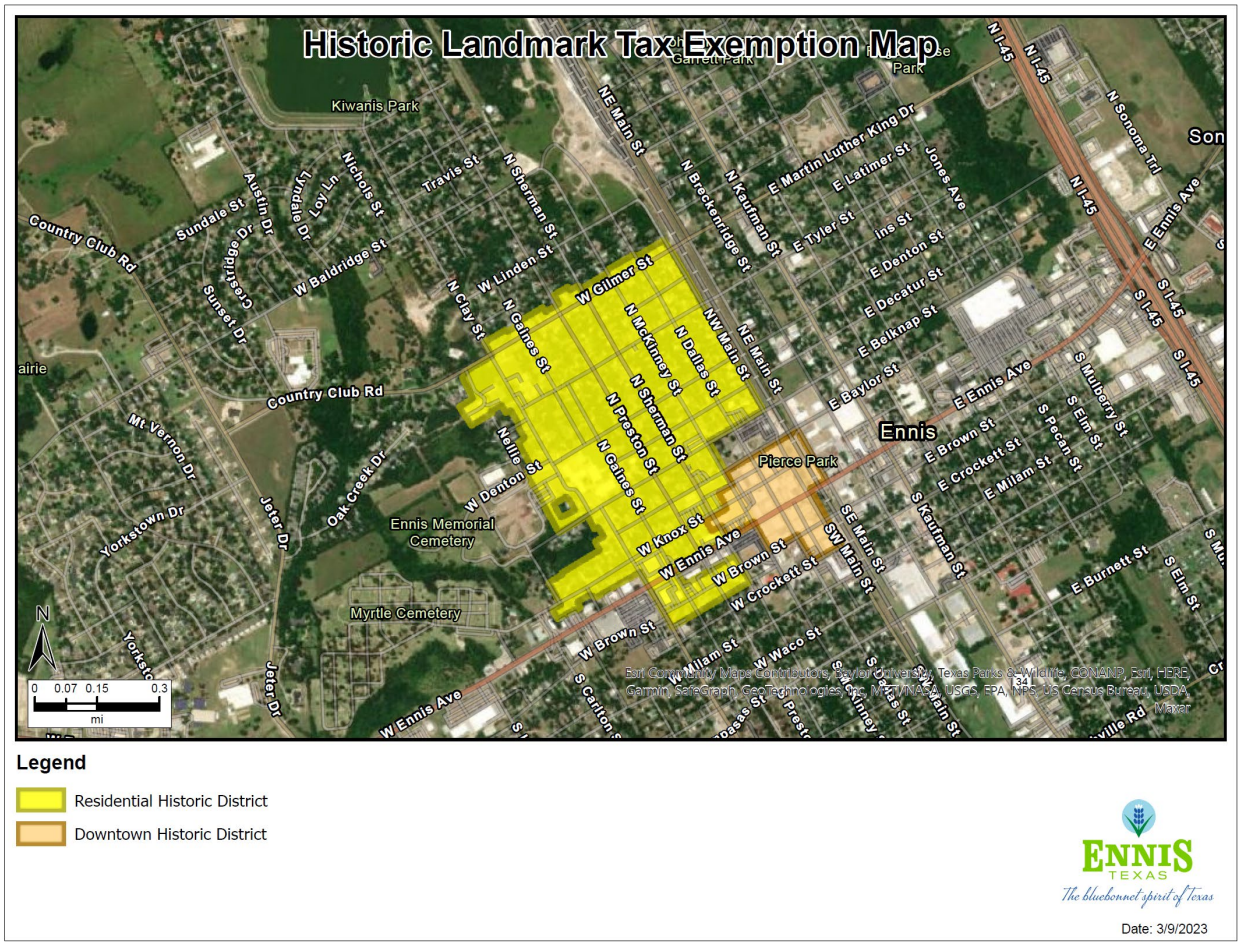
Historic Landmark Tax Exemption (HLTE)

- Reference:
  - Creation Ordinance: 89-4-6 (section 7)
  - Ennis Code: Section 8.5-7 (b)

- Eligibility
  - Residential or Commercial Properties
  - Property must have an Historic Designation
    - National Register of Historic Places (National Register Historic District)
    - Recorded Texas Historical Landmark (Texas Historical Commission)
    - Historically Significant Site (Designated by the City of Ennis
  - Property must be located in either the Historic Residential District or the National Register Downtown District (map provided)
  - For questions about eligibility, contact the office of Economic Development.

- Value of Exemption:
  - Exemption applies to 25% or $25,000 of the property's value as established by the Ellis County Appraisal District.
  - Value of the exemption is calculated: $25,000 x $.00694 = $173.50
    - Abated amount x current City of Ennis property tax rate = value of exemption

- Applications:
  - Requires a Form 50-122 to be submitted to the office of Economic Development not later than March 15th.


Historic Landmark Tax Exemption Map
Kiwanis Park
Garrett Park
Pierce Park
Ennis
Ennis Memorial Cemetery
Myrtle Cemetery
Country Club Rd
W Ennis Ave
W Brown St
W Crockett St
W Knox St
W Gilmer St
N Sherman St
N Preston St
N Gaines St
N McKinney St
N Dallas St
NW Main St
NE Main St
SW Main St
S Kaufman St
E Martin Luther King Dr
E Lattimer St
E Tyler St
E Denton St
E Decatur St
E Belknap St
E Baylor St
E Ennis Ave
E Brown St
E Crockett St
E Milam St
E Burnett St
W Milam St
W Waco St
W Denton St
Nellie St
Oak Creek Dr
Jeter Dr
Yorkstown Dr
Mt Vernon Dr
W Baldridge St
W Linden St
N Clay St
Travis St
Nichols St
Austin Dr
Sundale St
Sunset Dr
Crestridge Dr
Lyndale Dr
Loy Ln
Jones Ave
S Mulberry St
S Elm St
S Pecan St
N I-45
S I-45
N Sonoma Trl
E Ennis Ave
0 0.07 0.15 0.3
mi
N
Esri Community Maps Contributors, Stayton Outdoor Gear, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar
Legend
Residential Historic District
Downtown Historic District
ENNIS
TEXAS
The bluebonnet spirit of Texas
Date: 3/9/2023

Historic Reinvestment Tax Abatement Refund (HRTAR)

- Reference:
  - Creation Ordinance: 94-2-1 amended 89-4-6
  - Ennis Code: Section 8.5-7 (c)

- Eligibility
  - Commercial Properties only
  - Property must have an Historic Designation
    - National Register of Historic Places (National Register Historic District)
    - Recorded Texas Historical Landmark (Texas Historical Commission)
  - Property must be located in the National Register Downtown District (map provided)
  - In-fill buildings are not eligible.
  - For questions about eligibility, contact the office of Economic Development.

- Eligible Repairs:
  - Structural repairs and improvements
  - Electrical repairs and improvements
  - Plumbing repairs and improvements
  - Mechanical repairs and improvements
  - Interior repairs and improvements
  - Exterior restoration (may require a Certificate of Appropriateness)
  - Cost of eligible repairs and improvements may not be duplicated for any other grant program.

- Value Refund:
  - Refunds the cost of eligible repairs and improvements not to exceed the amount of paid property tax.
    - Example 1: Paid PT $1,250, Improvements $1,000, Refund $1,000
    - Example 2: Paid PT $1,250, Improvements $5,000, Refund $1,250

- Applications:
  - Are mailed to eligible properties in January by the office of Economic Development.
  - Completed applications are due back by February 15th.

Historic Reinvestment Tax Abatement Refund Map
Ennis
Ennis Railroad Museum
O'Reilly Auto Parts
W Baylor St
E Baylor St
W Knox St
E Knox St
W Ennis Ave
E Ennis Ave
W Brown St
E Brown St
N Sherman St
N McKinney St
N Dallas St
NE Main St
S Dallas Aly
S Breckenridge St
S Kaufman St
SE Main St
E Milam St
SW Main St
W Belknap St
W Decatur St
N Preston St
N Gaines St
W Knox St
1722
287
45
0 0.02 0.04 0.09
mi
N
Maxar, Microsoft, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA
Legend
Downtown Historic District
ENNIS
TEXAS
The Bluebonnet Spirit of Texas
Date: 3/9/2023

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, authorizing the 2025 Historic Reinvestment Tax Abatement Refunds (HRTAR) for improvements made to eligible properties during the 2025 tax year, pursuant to section 8.5-2(c) of the Code of Ordinances of the City of Ennis.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Economic Development
Staff Contact:	Miriam Castillo, Economic Development Director

BACKGROUND INFORMATION:

The City of Ennis Historic Reinvestment Tax Abatement Program is administered in accordance with Section 8.5-2(c) of the Code of Ordinances to encourage the preservation, rehabilitation, and continued reinvestment in historic landmark structures. The program applies to eligible non-residential properties that are listed on the National Register of Historic Places, designated as Recorded Texas Historic Landmarks, or located within the City's designated downtown historic district.

The purpose of the program is to incentivize private investment in historically significant structures by allowing an annual tax abatement equal to the amount of eligible reinvestment completed within a calendar year, not to exceed the annual tax liability of the real property. Eligible improvements include structural, electrical, plumbing, mechanical, interior, and exterior restoration work. Personal property investments are excluded.

This action approves 27 HRTAR's for a total of $68,808.09
Total private investment $91,034.97
Total reimbursement $68,808.09

The proposed tax refunds are in compliance with the City of Ennis Code of Ordinances, Chapter, 8.5, Historic Districts and Landmarks, Article 1, Section 8.5-2(c) - Tax Abatement.

FINANCIAL IMPACT:

The proposed tax exemption will have a proportionate impact on the General Fund revenue.

POLICY IMPLICATIONS:

Vibrant Lifestyle - Elevate life experiences throughout our community by providing residents and visitors with opportunities to enjoy historic resources.

RECOMMENDATION:

Staff recommends approval of this item.

F.8.

ATTACHMENTS:

RESOLUTION NO.-Historic Reinvestment Tax Abatement Refunds - Pdf
HLTE Tax Abatement Code of Ordinance
030923 CM MFR (HLTE & HRTAR Programs)

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, APPROVING THE 2025 HISTORIC REINVESTMENT TAX ABATEMENT APPLICATIONS PURSUANT TO SECTION 8.5-2 OF THE CODE OF ORDINANCES OF THE CITY OF ENNIS; MAKING FINDINGS OF FACT; AUTHORIZING THE CITY MANAGER AND CITY STAFF TO IMPLEMENT THE ABATEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 8.5-2(c) of the Code of Ordinances of the City of Ennis establishes a Historic Reinvestment Tax Abatement Program for eligible historic landmark structures; and

WHEREAS, eligible historic landmark structures include non-residential properties listed on the National Register of Historic Places, designated as Recorded Texas Historic Landmarks, or located within the designated downtown historic district of the City of Ennis; and

WHEREAS, section 8.5-2(c)(2) provides that eligible historic landmark structures shall be entitled to a reinvestment tax abatement equal to the amount of eligible investment completed within a calendar year, not to exceed the annual tax liability of the real property; and

WHEREAS, eligible investments include structural repairs and improvements, electrical repairs and improvements, plumbing repairs and improvements, mechanical repairs and improvements, interior repairs and improvements, and exterior restoration, but do not include personal property; and

WHEREAS, section 8.5-2(c)(3) requires applicants to submit documentation reflecting the cost of eligible reinvestment projects, secure all required city permits, obtain required inspections, and, where façade restoration is involved, comply with the United States Secretary of the Interior's Standards for Historic Restoration and receive approval from the Ennis Historic Landmark Commission; and

WHEREAS, the applicants listed in "Exhibit A" submitted complete applications on or before May 1, 2025, for reinvestment projects completed during calendar year 2025; and

WHEREAS, city staff has reviewed the applications and supporting documentation and has determined that each applicant has satisfied the requirements set forth in Section 8.5-2 of the Code of Ordinances; and

WHEREAS, the City Commission finds that approval of the 2025 Historic Reinvestment Tax Abatement Applications serves a valid public purpose by encouraging private reinvestment in historic structures,

preserving the architectural integrity of the historic downtown district, strengthening property values, promoting economic vitality, and enhancing the quality of life within the City of Ennis.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The recitals contained in the preamble of this Resolution are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2: The City Commission hereby approves the 2025 Historic Reinvestment Tax Abatement Applications listed in "Exhibit A," in accordance with Section 8.5-2(c) of the Code of Ordinances of the City of Ennis.

SECTION 3: The approved tax abatement for each property shall be equal to the amount of eligible investment completed within calendar year 2025, not to exceed the annual tax liability of the real property for tax year 2025, as certified by the City's tax assessor-collector.

SECTION 4: Each abatement is granted subject to the applicant's compliance with:

- All applicable provisions of Section 8.5-2 of the Code of Ordinances;
- Completion of the reinvestment project within the approved time frame;
- Securing and maintaining all required permits and inspections; and
- Continued compliance with any conditions imposed by the Ennis Historic Landmark Commission, where applicable.
- Failure to comply with the requirements of the Code shall render the abatement null and void for the applicable tax year.

SECTION 5: This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

EXHIBIT A

2025 Historic Reinvestment Tax Abatement Applications

PID#	PROPERTY ADDRESS	OWNERS NAME	MAILING ADDRESS	CITY	STATE	ZIP	REINV. AMOUNT	TAX AMOUNT	REFUND AMOUNT - ACCT # 001-811-47155	DESCRIPTION OF REPAIR/RENOVATION
158116	213 W Ennis Ave	Behind The Curtain LLC	117 S Dallas St	Ennis	TX	75119	$6,957.50	$7,266.56	$6,957.50	roof Repair
158044	111 W Ennis Ave	3SM Group LLC	106 S Dallas St	Ennis	TX	75119	$7,680.22	$6,565.56	$6,565.56	electric, sewer, building repair
158032	211 NW Main St	211 North Park LLC	211 NW Main St	Ennis	TX	75119	$5,180.00	$3,846.00	$3,846.00	building repair
158108	107 S Dallas St	Behind The Curtain LLC	117 S Dallas St	Ennis	TX	75119	$4,561.91	$4,204.05	$4,204.05	roof & façade repair
158099	200 W Knox St	Calhoun Knox Partners	117 S Dallas St	Ennis	TX	75119	$4,200.00	$5,231.24	$4,200.00	plumbing & façade repair
158117	207 W Ennis Ave	Behind The Curtain LLC	117 S Dallas St	Ennis	TX	75119	$1,578.00	$1,664.33	$1,578.00	roof repair
158120	119 S Dallas St	Calhoun Knox Partners	117 S Dallas St	Ennis	TX	75119	$248.98	$6,875.15	$248.98	HVAC repair
158033/214984	111 W Knox St	Julianna Gilmore	111 W Knox St	Ennis	TX	75119	$1,650.00	$1,645.81	$1,645.81	replace brick/sheetrock repair
158035	112 N Dallas	Katjon Ventures LLC	117 S Dallas St	Ennis	TX	75119	$6,000.00	$1,182.53	$1,182.53	HVAC replacement
158028	116 N Dallas	Katjon Ventures LLC	117 S Dallas St	Ennis	TX	75119	$925.00	$784.52	$784.52	canopy repairs
158037	120 N Dallas	Katjon Ventures LLC	117 S Dallas St	Ennis	TX	75119	$500.00	$393.11	$393.11	canopy repairs
157961	109 SW Main St	SLW Texas Properties LLC	18516 Crownover Ct	Dallas	TX	75252	$3,835.87	$1,922.53	$1,922.53	replace awning and frame
208786	101 S Dallas St	MW Emporium LLC	1906 S Kaufman St	Ennis	TX	75119	$8,375.32	$6,875.77	$6,875.77	interior & electrical repairs
158020	112 W Knox St	Wilson & Wilson Inv., Inc	P O Box 225	Ennis	TX	75120	$1,080.00	$3,260.59	$1,080.00	termite control & a/c repair
158114	212 W Brown St	Toto Properties	2207 Yorkstown Dr	Ennis	TX	75119	$1,307.00	$1,308.89	$1,307.00	a/c & roof repair
284674	113 NW Main St	Ennis M&J Properties LLC	P O Box 1214	Ennis	TX	75120	$5,200.00	$4,931.73	$4,931.73	replace a/c
158102	206 W Knox St	Liddell Esquire LLC	4330 N Central Expy #100	Dallas	TX	75206	$1,210.00	$1,497.56	$1,210.00	plumbing repairs
158113	210 W Brown St	Toto Properties	2207 Yorkstown Dr	Ennis	TX	75119	$2,449.98	$3,242.32	$2,449.98	roof & lighting repair
158195/158186	212 & 214 W Knox St	DRE Investments/Robert Keever	P O Box 1298	Ennis	TX	75120	$7,000.00	$6,807.08	$6,807.08	replace hvac system
157952	107 SW Main St	Robert Keever	P O Box 1298	Ennis	TX	75120	$11,000.00	$2,042.12	$2,042.12	replace hvac system
247936	102 NW Main St	Wildwood Restoration LLC	555 Whitfill Rd	Ennis	TX	75119	$783.50	$1,235.08	$783.50	HVAC & building repairs
224777	101 NW Main St	Wildwood Restoration LLC	555 Whitfill Rd	Ennis	TX	75119	$1,345.25	$2,128.79	$1,345.25	plumbing & building repair
158046	108 W Ennis Ave	Wildwood Restoration LLC	555 Whitfill Rd	Ennis	TX	75119	$3,835.14	$2,315.77	$2,315.77	a/c & building repairs
158187	215 N Dallas St	DRE Investments/Robert Keever	P O Box 1298	Ennis	TX	75120	$585.43	$6,834.31	$585.43	carpet & appliance repairs
200851	105 NW Main St	William & Deanna Davis	109 NW Main St	Ennis	TX	75119	$116.91	$1,398.17	$116.91	plumbing & door repairs
158038	107 NW Main St	William & Deanna Davis	109 NW Main St	Ennis	TX	75119	$95.96	$1,831.10	$95.96	wall & plumbing repairs
158039	109 NW Main St	William & Deanna Davis	109 NW Main St	Ennis	TX	75119	$3,333.00	$3,498.84	$3,333.00	a/c repair
							$91,034.97	**$90,789.51**	**$68,808.09**	

Sec. 8.5-2. - Tax abatement.

(a) The appraised value of improvements completed pursuant to the issuance of a certificate of appropriateness shall not be added to the appraised tax value of the historic landmark structure(s) for a period of five (5) years. Application for abatement pursuant to this section shall be made prior to the 1st day of February of the tax year in which the abatement is to be granted. Application shall be made to the tax collector of the City of Ennis.

(b) Historic landmark structures shall be eligible for a historical appraised tax value exemption of twenty-five (25) percent of the appraised value of the property not to exceed twenty-five thousand dollars ($25,000.00), providing all modifications or expansions completed after this adoption of the chapter are completed pursuant to the issuance of certificate(s) of appropriateness and the historic landmark or structure is listed or conspicuously identified as a historic structure by the National Register of Historic Places, designated as a Recorded Texas Historical Landmark by the Texas Historical Commission, or has been designated by the City of Ennis as a historically significant site in accordance with the Texas Property Tax Code. To be eligible for the historical appraised tax value exemption; the owner of the landmark or structure must make application annually prior to the 1st day of February to the tax collector of the City of Ennis. Failure to apply for exemption will result in loss of exemption for the appropriate tax year.

(c) [Additional tax abatement programs.]

(1) Historic landmark structures which are non-residential and which are listed on the National or Texas Register of Historic Places or which are located in the designated historic downtown area, as shown on the downtown historic district map attached hereto and incorporated herein for all intents and purposes, shall be eligible for historic reinvestment tax abatements upon the terms and conditions as hereinafter ordained.

(2) Eligible historic landmark structures shall be entitled to reinvestment tax abatement equal to the amount of investment completed within a calendar year. The maximum tax abatement for a project shall not exceed the annual tax liability of the real property. The investments eligible shall be investments made for structural repairs and improvements, electrical repairs and improvements, plumbing repairs and improvements, mechanical repairs and improvements, interior repairs and improvements or exterior restoration. Taxes incurred for investment in personal property shall not be eligible for abatement. Each landowner who desires to apply for a historic reinvestment tax abatement shall apply for said abatement on or before May 1st of the year the tax abatement is to be granted. The abatement, if granted, shall be applicable to only one year. Subsequent abatements for additional projects must be applied for each year. Application shall be made on the official form promulgated by the City of Ennis, Texas.

(3) In addition to the above requirements, each applicant must submit documentation reflecting the cost of the eligible reinvestment project, complete the reinvestment project within the agreed time frame and if facade restoration is contemplated the project must comply with the United States Secretary on Interior's Standards for Historic Restoration. All contemplated reinvestment projects must be approved by the City of Ennis and all facade restoration projects must also be approved by the Ennis Historic Landmark Commission. The applicant must secure all city permits and must secure periodic city inspection of the project to insure proper completion of the project.

(d) [Historic preservation tax reimbursement.]

(1) Historic preservation (construction, reconstruction or restoration) projects within the national register historic downtown district with documented expenditure for construction, reconstruction or restoration in an amount in excess of fifteen thousand dollars ($15,000.00) shall be eligible for a seven (7) year, one hundred (100) percent city tax reimbursement. Beginning with the first full tax year after the effective date, and following full payment of taxes to the City of Ennis, the City of Ennis shall annually pay an eligible property owner a Chapter 380 payment

equal to one hundred (100) percent of all real property taxes assessed against the existing real property that are paid to the City of Ennis. Personal property taxes (furniture, fixtures, equipment and inventory) assessed against personal property shall not be eligible for reimbursement.

(2) To be eligible for a seven (7) year, one hundred (100) percent City of Ennis tax reimbursement, an applicant must submit documentation reflecting the cost of the eligible historic preservation (construction, reconstruction or restoration) project prior to commencing the project; secure historic landmark commission and city commission approval; complete the historic preservation project within the agreed time frame; and if facade (exterior) restoration is contemplated, comply fully with the United States Secretary of Interior's Standards for Treatment of Historic Properties. All contemplated historic preservation projects must be approved by the city commission of the City of Ennis. All facade (exterior) construction, reconstruction or restoration projects must also be approved by the Ennis Historic Landmark Commission and must be completed in conformance with a certificate of appropriateness issued by the Ennis Historic Landmark Commission. The applicant must secure all city permits and must also secure periodic city inspection of the project to ensure proper completion of the project as authorized by the city commission and the historic landmark commission.

(3) All historic preservation (construction, reconstruction or restoration) projects within the national register historic downtown district applying for city tax reimbursement under this ordinance shall comply fully with section 8.5-5 of the City of Ennis Code of Ordinances (certificate of appropriateness application procedure) and said section of the code shall be incorporated in the body of this ordinance by reference for all purposes as if copied in its entirety.

(4) All historic preservation (construction, reconstruction or restoration) projects within the national register historic downtown district which receive a certificate of appropriateness from the historic landmark commission and city tax reimbursement pursuant to this ordinance shall maintain the building for which the certificate of appropriateness has been issued in accordance with the certificate of appropriateness for the duration of the seven (7) year tax reimbursement period. Should the building owner or occupant fail to maintain the building in accordance with the certificate of appropriateness, tax reimbursements shall be subject to recapture by the city and the building owner shall repay to the city said tax reimbursements within sixty (60) days of demand made by the city.

(5) Any city tax reimbursement that is the subject of this ordinance may be assigned under the terms and conditions of the tax reimbursement agreement following approval by the city commission which shall not be unreasonably withheld.

(6) Under no circumstance shall the annual city tax reimbursement that is the subject of this ordinance in combination with annual reinvestment tax abatements authorized in section 8.5-7(c)(1),(2),(3) of the city Code of Ordinances exceed one hundred (100) percent of all real property taxes paid to the City of Ennis.

(Ord. No. 89-4-6, § 7, 5-1-89; Ord. No. 94-2-1, § 2, 2-21-94; Ord. No. 13-12-01, § 2, 12-16-13; Ord. No. 25-0304-F1, § 3, 3-4-25)

Editor's note— Ord. No. 25-0304-F1, § 3, adopted March 4, 2025, repealed §§ 8.5-2—8.5-6, and renumbered the former § 8.5-7 as § 8.5-2. The former §§ 8.5-2—8.5-6 pertained to Historic landmark commission; Designation of landmarks or historic districts; Certificate of appropriateness for alteration or new construction affecting landmarks or historic districts; Certificate of appropriateness application procedure; Demolition permit, respectively, and derived from Ord. No. 89-4-6, §§ 2—6, 5-1-89; Ord. No. 05-10-2, § 1, 10-17-05.

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March 9, 2023

MEMORANDUM FOR RECORD

SUBJECT: Historic Landmark Tax Exemption (HLTE)
Historic Reinvestment Tax Abatement Refund (HRTAR)

The purpose of this memo is to establish and clarify the purpose and characteristics of the HLTE and HRTAR Programs.

The City of Ennis, as a matter of policy has declared the protection, enhancement, and perpetuation of districts and landmarks of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that the historical resources of the City of Ennis represent the unique confluence of time and place that have shaped the identity of generations of citizens, collectively and individually and these resources constitute the heritage of the Citizens of Ennis.

The Historic Landmark Tax Exemption and Historic Reinvestment Tax Abatement Refund Programs were created to accomplish the purpose heretofore stated.

A summary of each program is attached and is hereby incorporated into this memorandum as a directive to the staff responsible to administer these programs.

Marty W. Nelson
City Manager

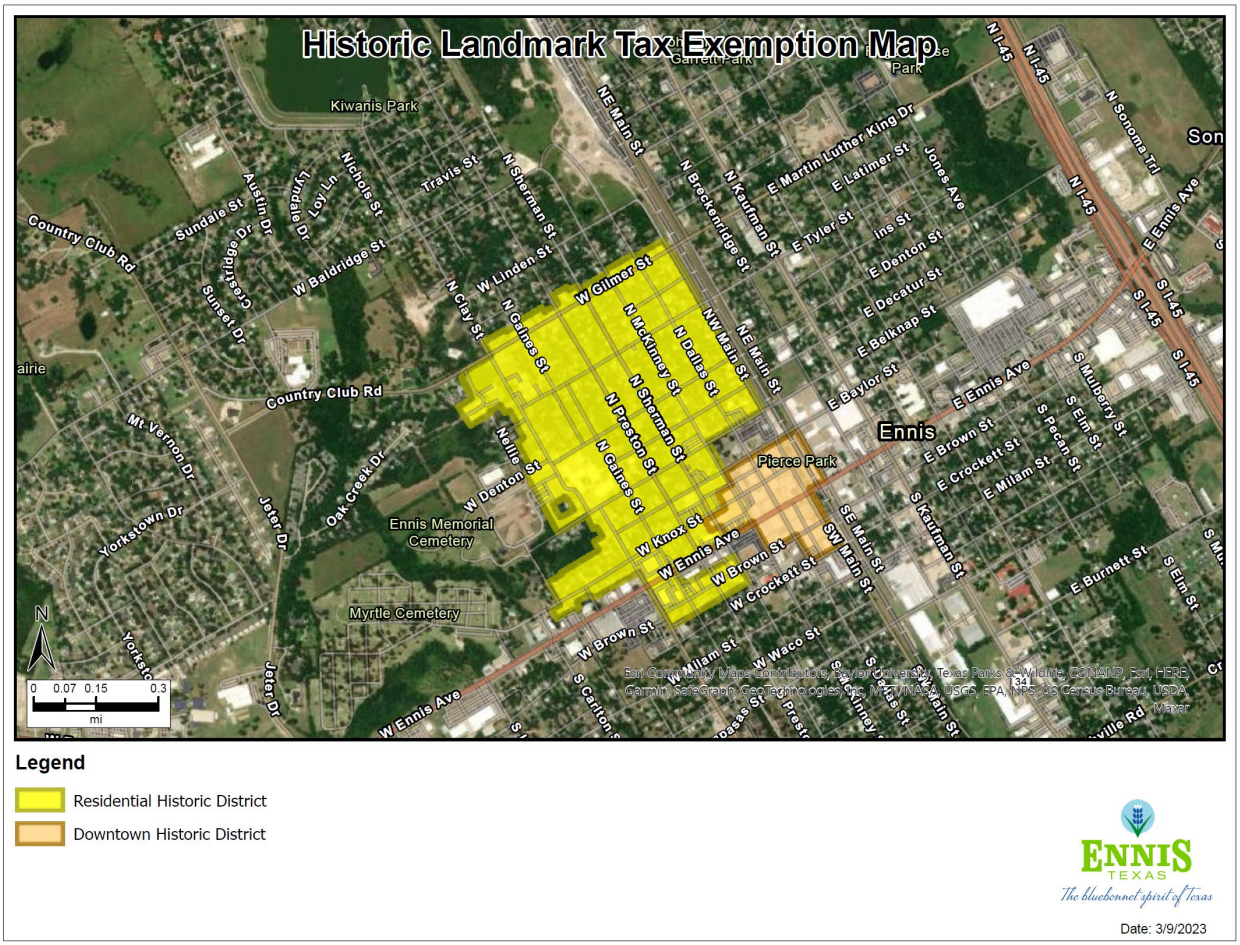
Historic Landmark Tax Exemption (HLTE)

- Reference:
  - Creation Ordinance: 89-4-6 (section 7)
  - Ennis Code: Section 8.5-7 (b)

- Eligibility
  - Residential or Commercial Properties
  - Property must have an Historic Designation
    - National Register of Historic Places (National Register Historic District)
    - Recorded Texas Historical Landmark (Texas Historical Commission)
    - Historically Significant Site (Designated by the City of Ennis
  - Property must be located in either the Historic Residential District or the National Register Downtown District (map provided)
  - For questions about eligibility, contact the office of Economic Development.

- Value of Exemption:
  - Exemption applies to 25% or $25,000 of the property's value as established by the Ellis County Appraisal District.
  - Value of the exemption is calculated: $25,000 x $.00694 = $173.50
    - Abated amount x current City of Ennis property tax rate = value of exemption

- Applications:
  - Requires a Form 50-122 to be submitted to the office of Economic Development not later than March 15th.



Legend

- Residential Historic District
- Downtown Historic District

ENNIS TEXAS
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Date: 3/9/2023

Historic Reinvestment Tax Abatement Refund (HRTAR)

- Reference:
  - Creation Ordinance: 94-2-1 amended 89-4-6
  - Ennis Code: Section 8.5-7 (c)

- Eligibility
  - Commercial Properties only
  - Property must have an Historic Designation
    - National Register of Historic Places (National Register Historic District)
    - Recorded Texas Historical Landmark (Texas Historical Commission)
  - Property must be located in the National Register Downtown District (map provided)
  - In-fill buildings are not eligible.
  - For questions about eligibility, contact the office of Economic Development.

- Eligible Repairs:
  - Structural repairs and improvements
  - Electrical repairs and improvements
  - Plumbing repairs and improvements
  - Mechanical repairs and improvements
  - Interior repairs and improvements
  - Exterior restoration (may require a Certificate of Appropriateness)
  - Cost of eligible repairs and improvements may not be duplicated for any other grant program.

- Value Refund:
  - Refunds the cost of eligible repairs and improvements not to exceed the amount of paid property tax.
    - Example 1: Paid PT $1,250, Improvements $1,000, Refund $1,000
    - Example 2: Paid PT $1,250, Improvements $5,000, Refund $1,250

- Applications:
  - Are mailed to eligible properties in January by the office of Economic Development.
  - Completed applications are due back by February 15th.

Historic Reinvestment Tax Abatement Refund Map
Ennis
Ennis Railroad Museum
O'Reilly Auto Parts
W Baylor St
E Baylor St
W Knox St
E Knox St
W Ennis Ave
E Ennis Ave
W Brown St
E Brown St
N Sherman St
N McKinney St
N Dallas St
NE Main St
S Dallas Aly
S Kaufman St
S Breckenridge St
SW Main St
SE Main St
E Milam St
W Decatur St
W Belknap St
N Preston St
N Gaines St
W Knox St
1722
287
45
N
0 0.02 0.04 0.09
mi
Maxar, Microsoft, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA
Legend
Downtown Historic District
ENNIS
TEXAS
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Date: 3/9/2023

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Discuss and consider approval of a Resolution of the City Commission of the City Of Ennis, Texas, requesting the transfer of that certain public roadway on Ennis Avenue between Business Interstate (BI) 45 (Kaufman St.) and F.M. 1722 (Preston St.) from the Texas Department of Transportation to the City of Ennis.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Administration
Staff Contact:	Andrea Weckmueller-Behringer, City Manager

BACKGROUND INFORMATION:

The Texas Department of Transportation (TxDOT) routinely partners with local governments to deliver transportation improvements within municipal boundaries. Upon completion of such projects, certain roadway segments may be transferred to the local jurisdiction for ownership and maintenance, particularly when the facilities are particularly pertinent to local traffic and connectivity.

In this particular case, with an anticipated start date in Spring 2027, TxDOT will be undertaking the construction of a major roadway projects within the City of Ennis, officially known as the Union Pacific Safety Zone Project. This project, which encompasses Ennis Avenue, from Kaufman Street to McKinney Street, is a transformative infrastructure and urban revitalization initiative for Downtown Ennis. The project is a central component of the City's Downtown Master Plan, aiming to address the challenges posed by the Union Pacific Railroad (UPRR) corridor as it bisects the downtown area, while also creating a vibrant, accessible, and safe urban environment.

As part of the project process, TxDOT and the City of Ennis have determined that a proposed transfer of ownership of the improved corridor should occur following the project's completion; in addition, ongoing maintenance responsibilities for the improved roadway segments and associated infrastructure would also be transferred to the City. The determination of ownership transfer was previously considered and approved by the City Commission in September 2024. Subsequent to the resolution's adoption, it was determined to limit the transfer of ownership to the Ennis Avenue corridor, making it necessary for this item to once more be considered by the City Commission of the City of Ennis.

The attached resolution formalizes the rescission of the September 2024 Resolution and approves the City's acceptance of the ownership and associated responsibilities, contingent upon final project acceptance and execution of all required transfer documentation. The improvements include the construction of a railroad underpass, roadway pavement, drainage infrastructure, sidewalks, landscaping, and related appurtenances.

Approval of this resolution will result in the City assuming ongoing maintenance responsibilities for the subject roadway segments and associated infrastructure. These activities are anticipated to be accommodated within future Public Works operational budgets.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

Exceptional Public Service - Investment in resilient infrastructure and the provision of vital public services.

RECOMMENDATION:

Staff recommends approval of this item.

ATTACHMENTS:

RESOLUTION NO.-Ennis Avenue Transfer from TxDOT
EXHIBIT A
RESOLUTION NO. 24-0917-G8-TxDOT MOU

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, REQUESTING THE TRANSFER OF THAT CERTAIN PUBLIC ROADWAY ON ENNIS AVENUE BETWEEN BUSINESS INTERSTATE (BI) 45 (KAUFMAN ST.) AND F.M. 1722 (PRESTON ST.) FROM THE TEXAS DEPARTMENT OF TRANSPORTATION TO THE CITY OF ENNIS.

WHEREAS, WHEREAS, the Texas Department of Transportation ("TxDOT") plans to construct certain improvements along the Ennis Avenue corridor identified as the Union Pacific Railroad Underpass Project (the "Project") within the municipal boundaries of the City of Ennis, Texas; and

WHEREAS, by Resolution No. 24-0917-G8 passed on September 17, 2024, the City Commission of the City of Ennis, Texas had requested the transfer of ownership of this section of the Ennis Avenue corridor and the portion of Farm to Market Route (FM) 1183, between Ennis Avenue and State Highway 34 (Lake Bardwell Dr.); and

WHEREAS, TxDOT and the City of Ennis, Texas, have since determined to limit the transfer of ownership to the section of the Ennis Avenue between Business Interstate (BI) 45 (Kaufman St.) and FM 1722 (Preston St.) (hereafter described as "Ennis Avenue Property"); and

WHEREAS, upon completion of the Project, generally anticipated to be September 30, 2029, the City of Ennis wishes to undertake full jurisdiction, control, and maintenance of the Ennis Avenue Property, for public road purposes, which property is situated within the City of Ennis and more particularly described in Exhibit "A" attached hereto; and

WHEREAS, upon completion of the Project and transfer of corridor jurisdiction and control, the City of Ennis will work to maintain and improve the aforementioned property in perpetuity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The City Commission of the City of Ennis, Texas, hereby rescinds Resolution No. 24-0917-G8, passed on September 17, 2024; and

SECTION 2: Upon completion of the Project and transfer of the Ennis Avenue Property more particularly described ln Exhibit "A" attached hereto from the State of Texas, by and through the Texas Transportation Commission, to the City of Ennis, the City of Ennis undertakes full jurisdiction, control,

and maintenance of the Ennis Avenue Property for public road purposes with the understanding that, if the Ennis Avenue Property is no longer used for public road purposes, it shall automatically revert to the State of Texas.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

EXHIBIT A:

BS-45G to remain On-System
SH 34 to remain On-System
BS-287s from FM 1722 to BS-45G — Proposed Transfer to Local Government
BS-287S to remain On-System
Ennis
Proposed Transfer
Remain On-System

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RESOLUTION NO. 24-0917-G8

A RESOLUTION OF THE CITY OF ENNIS, TEXAS CITY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ENNIS (CITY) AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CONCERNING THE DISPOSITION AND TRANSFER OF OWNERSHIP OF A SECTION OF BU 287S (ENNIS AVENUE) AND FM1183 (SW MAIN STREET) WITH THE CITY OF ENNIS.

WHEREAS, TxDOT is the state agency that owns, maintains and exerts operational control of certain designated highways within the City of Ennis; and

WHEREAS, the City desires to utilize the TxDOT Turnback Program to take ownership, maintenance and operational control of a section of BU 287S (Ennis Avenue) from FM 1722/N Preston Street to BI 45/N Kaufman Street, and FM 1183 from BU 287S (Ennis Ave.) to SH 34 (Lake Bardwell Dr.) upon completion of the improvements cited below (including any necessary assignment of TxDOT agreements with the Union Pacific Railroad that may be required for the proper construction of the project).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: The City will provide Preliminary Planning, Environmental Documents and Plans Specifications and Estimate for the reconstruction of BU 287S (Ennis Avenue) from McKinney Street to Breckenridge Street. The plans will be in general conformance with the Ennis Downtown Master Plan (adopted 3/7/2016) and TxDOT standards, considering future responsibilities for maintenance and operations.

SECTION 2: TxDOT will provide review and approvals of the Plans and Environmental Documents, let the project for construction, provide construction contract administration, provide construction inspection and all necessary railroad coordination.

SECTION 3: TxDOT will construct a project on FM 1183, from BU 287S (Ennis Ave) to SH 34 (Lake Bardwell Dr) to base repair and resurfacing, drainage improvements including safety end treatments and ditch grading as required and pavement markings.

SECTION 4: Upon satisfactory completion of the above projects, the City agrees to take operation and maintenance responsibilities of the above-described sections of BU 287S and FM1183.

SECTION 5: This MOU is contingent upon approval of the terms outlined herein.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 17th day of September, 2024.

CITY OF ENNIS TEXAS

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary

Bethany Prewitt
Deputy City Secretary

MEMORANDUM OF UNDERSTANDING

This is a Memorandum of Understanding (MOU) between the Texas Department of Transportation (**TxDOT**) and the City of Ennis (**City**) concerning the disposition and transfer of ownership of a section of BU 287S (Ennis Avenue) and FM1183 (SW Main Street) within the city of Ennis.

Whereas, **TxDOT** is the state agency that owns, maintains and exerts operational control of certain designated highways within the City of Ennis; and

Whereas, the **City** desires to utilize the TxDOT Turnback Program to take ownership, maintenance and operational control of a section of BU 287S (Ennis Avenue) from FM 1722/N Preston Street to BI 45/N Kaufman Street, and FM 1183 from BU 287S (Ennis Ave.) to SH 34 (Lake Bardwell Dr.) upon completion of the improvements cited below (including any necessary assignment of TxDOT agreements with the Union Pacific Railroad that may be required for the proper construction of the project).

Now, therefore, TxDOT and the City of Ennis agree to and acknowledge the following:

The **City** will provide Preliminary Planning, Environmental Documents and Plans Specifications and Estimate for the reconstruction of BU 287S (Ennis Avenue) from McKinney Street to Breckenridge Street. The plans will be in general conformance with the Ennis Downtown Master Plan (adopted 3/7/2016) and TxDOT standards, considering future responsibilities for maintenance and operations.

TxDOT will provide review and approvals of the Plans and Environmental Documents, let the project for construction, provide construction contract administration, provide construction inspection and all necessary railroad coordination.

TxDOT will construct a project on FM 1183, from BU 287S (Ennis Ave) to SH 34 (Lake Bardwell Dr) to base repair and resurfacing, drainage improvements including safety end treatments and ditch grading as required and pavement markings.

Upon satisfactory completion of the above projects, the **City** agrees to take operation and maintenance responsibilities of the above-described sections of BU 287S and FM1183.

This MOU is contingent upon approval of the terms outlined herein.

Kameron Raburn

Date: 09-18-24

Kameron Raburn, Mayor
City of Ennis

ATTEST:

Bethany Prewitt

~~Angie Wade, City Secretary~~
Bethany Prewitt, Deputy City Secretary

Date: _____

Ceason Clemens, P.E.
Texas Department of Transportation

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Mayor to award Hazard Mitigation Grant Program Engineering Services to Freese and Nichols, Inc., and authorizing the City Manager to execute any documents in connection therewith.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Public Works
Staff Contact:	Douglas Taylor, Utility Operations Director

BACKGROUND INFORMATION:

In March 2022, the City Commission approved the selection of Schaumburg & Polk, Inc. to provide pre-award and post-award engineering services associated with the City's application to the Texas Division of Emergency Management (TDEM) Hazard Mitigation Grant Program (HMGP) under DR-4485 for the COVID-19 Pandemic. The City's grant request included funding for the installation of three (3) emergency generators at the City's wastewater facilities; the City has since been awarded HMGP funding under DR-4485.

In connection with the City's need to transition to a new engineering firm for project implementation, staff issued a new Request for Statements of Qualifications (SOQ) in February 2026 for HMGP engineering services. City staff received three (3) Statements of Qualifications, and responses were evaluated. Following the SOQ review, Freese and Nichols, Inc. was identified as the most qualified to provide engineering services for the project moving forward.

FINANCIAL IMPACT:

Funding for Hazard Mitigation Grant Program Engineering Services with Freese and Nichols, Inc. is included in the Wastewater Capital Fund.

POLICY IMPLICATIONS:

Exceptional Public Service - Investment in resilient infrastructure and the provision of vital public services.

Approval of this item complies with the City's purchasing policies, applicable state law, and FEMA DR-4485 requirements.

RECOMMENDATION:

Staff recommends approval of this item.

ATTACHMENTS:

26-420-06 Evaluation Tabulation

F.10.

RESOLUTION NO.-Award Hazard Mitigation Grant Program Engineering Services to Freese and Nichols, Inc. - Pdf

City of Ennis
Finance
Stanley Muli, Finance Director
107 N. Sherman St, Ennis, TX 75119

EVALUATION TABULATION

RFQ No. 26-420-06

Hazard Mitigation Grant Program Engineering Services

RESPONSE DEADLINE: February 11, 2026 at 1:00 pm

Report Generated: Wednesday, April 8, 2026

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Freeman-Millican, Inc	Freese and Nichols, Inc.	Pape-Dawson Consulting Engineers, LLC
Statement of Qualifcations	Pass	Pass	Pass
Project Time Schedule	Pass	Pass	Pass
Requirements	Pass	Pass	Pass
System for Award Management	Fail	Pass	Pass
Insurance	Pass	Pass	Pass
Release for Cause	Pass	Pass	Pass
Release Information	No Response	No Response	No Response
Form CIQ	Pass	Pass	Pass
Form 1295 Certification	Pass	Pass	Pass
Federal Grant Compliance and Contract Provisions Attestation		Pass	Pass
SUSPENSION AND DEBARMENT CERTIFICATION	Pass	Pass	Pass
Texas Resident Certification	Pass	Pass	Pass
CERTIFICATIONS REGARDING TERRORIST ORGANIZATIONS AND BOYCOTT OF ISRAEL	Pass	Pass	Pass

Question Title	Freeman-Millican, Inc	Freese and Nichols, Inc.	Pape-Dawson Consulting Engineers, LLC
VERIFICATION REGARDING DISCRIMINATION AGAINST FIREARM ENTITY OR TRADE ASSOCIATION	Pass	Pass	Pass
CERTIFICATION REGARDING CRITICAL INFRASTRUCTURE	Pass	Pass	Pass
VERIFICATION REGARDING ENERGY COMPANY BOYCOTTS	Pass	Pass	Pass
Proposer Authorization	Pass	Pass	Pass

PHASE 1

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Firm Background & Relevant Project Experience	Points Based	30 *(30% of Total)*

Description:
As described in the Submission Criteria.

Criteria	Scoring Method	Weight (Points)
HMGP Experience	Points Based	30 *(30% of Total)*

Description:
As described in the Submission Criteria.

Criteria	Scoring Method	Weight (Points)
Project Team and Capacity	Points Based	25 *(25% of Total)*

Description:

Criteria	Scoring Method	Weight (Points)
Resources and Availability	Points Based	15 *(15% of Total)*

Description:
As described in the Submission Criteria.

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5	Total Score
Freese and Nichols, Inc.	89%	97%	90%	88%	96%	**92%**
Pape-Dawson Consulting Engineers, LLC	86%	98%	68%	80%	89%	**84.2%**
Freeman-Millican, Inc	73%	83%	90%	62%	82%	**78%**

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Firm Background & Relevant Project Experience Points Based 30 Points (30%)	HMGP Experience Points Based 30 Points (30%)	Project Team and Capacity Points Based 25 Points (25%)	Resources and Availability Points Based 15 Points (15%)	Total Score
Freese and Nichols, Inc.	92%	91.3%	91.2%	94.7%	**92%**

Vendor	Firm Background & Relevant Project Experience Points Based 30 Points (30%)	HMGP Experience Points Based 30 Points (30%)	Project Team and Capacity Points Based 25 Points (25%)	Resources and Availability Points Based 15 Points (15%)	Total Score
Pape-Dawson Consulting Engineers, LLC	89.3%	84%	80.8%	80%	**84.2%**
Freeman-Millican, Inc	78.7%	86.7%	68.8%	74.7%	**78%**

INDIVIDUAL PROPOSAL SCORES

Freeman-Millican, Inc

Firm Background & Relevant Project Experience | Points Based | 30 Points (30%)

Evaluator 1: 25

Company seems to have adequate experience in grant work projects

Evaluator 2: 22

Years in operation not mentioned; weakest background and experience, though still substantial

Evaluator 3: 27

Firm has background with relevant projects and experience with smaller municipal projects

Evaluator 4: 20

I didn't see where it stated firm age or total size, this leads me to believe it a newer firm with small staff.

Evaluator 5: 24

Did not address number of years in operation or emergency generators.

HMGP Experience | Points Based | 30 Points (30%)

Evaluator 1: 25

Company seems to have adequate experience in HMGP projects

Evaluator 2: 30

Apparent breadth and depth of experience

Evaluator 3: 30

Firm has shown to have worked with close municipalities in the area on similar projects

Evaluator 4: 20

Firms cover 2 cities projects, but then says others without listing, this leads me to believe that they have little firm experience.

Evaluator 5: 25

2 pages - no similar projects in 2025?

Project Team and Capacity | Points Based | 25 Points (25%)

Evaluator 1: 15

Meets requirements

Evaluator 2: 17

No org. chart

Evaluator 3: 19

Firm is smaller

Evaluator 4: 15

Firm only states four team members, doesn't tell true firm size or capabilities, does have a lot of references but lacks visibility about firm size or firm personnel experience separate from each member.

Evaluator 5: 20

no org chart;

Resources and Availability | Points Based | 15 Points (15%)

Evaluator 1: 8

Locally based with adequate resources.

Evaluator 2: 14

No mention of in-house ability to produce easement documents

Evaluator 3: 14

Resources are available

Evaluator 4: 7

Only has one office in Dallas and doesn't explain complete staff ability to cover needs. says we will use staff based on needs.

Evaluator 5: 13

experienced staff; SAM registration expired

Freese and Nichols, Inc.

Firm Background & Relevant Project Experience | Points Based | 30 Points (30%)

Evaluator 1: 28

Company has been serving in this capacity since 1894.

Evaluator 2: 27

Fewer years in operation than Pape-Dawson; Many areas listed do not align with this project scope

Evaluator 3: 27

Firm has the background knowledge and experience in HMGP

Evaluator 4: 27

This firm only works with cities on several HMGP and other related tasks.

Evaluator 5: 29

Very detailed project experience; founded in 1894!

HMGP Experience | Points Based | 30 Points (30%)

Evaluator 1: 27

Company has more than adequate Experience in HMGP.

Evaluator 2: 30

Strong HMGP experience; Plenty of references

Evaluator 3: 26

HMGP experience with multiple firms

Evaluator 4: 25

Firm has worked with other cites for several generator installations although they only show a couple for HMGP.

Evaluator 5: 29

Outlined firms role in HMGP; strong references

Project Team and Capacity | Points Based | 25 Points (25%)

Evaluator 1: 21

Company has 1,300 professionals and 30 plus offices nation wide including 14 in Texas.

Evaluator 2: 25

Strong team and capacity

Evaluator 3: 22

F&N has the capability to fulfill each part of the project

Evaluator 4: 22

Several team members work directly with city departments currently for water, wastewater, and street projects

Evaluator 5: 24

excellent org chart; strong project team; professional presentation

Resources and Availability | Points Based | 15 Points (15%)

Evaluator 1: 13

More than adequate resources and availability.

Evaluator 2: 15

Strong resources, availability, and ability

Evaluator 3: 15

Resource and availability in this area

Evaluator 4: 14

Very large multi Texas locations along with location around U.S.A.

Evaluator 5: 14

broad range of experience in team resumes - most with focus already on Ennis; offers accelerated schedule if needed

Pape-Dawson Consulting Engineers, LLC

Firm Background & Relevant Project Experience | Points Based | 30 Points (30%)

Evaluator 1: 28

More than adequate experience.

Evaluator 2: 30

Strong background and experience

Evaluator 3: 23

Has a background on relevant projects

Evaluator 4: 25

Firm has a couple of Cities past and present where they handled FEMA Grants along with other generator and utility installations.

Evaluator 5: 28

Technical experience, strong understanding of municipal wastewater structures; experience with FEMA, CDBG and TWDB

HMGP Experience | Points Based | 30 Points (30%)

Evaluator 1: 28

More than adequate experience.

Evaluator 2: 29

Role in HMGP projects seems less aligned with our scope than other applicants, but still strong

Evaluator 3: 19

HMGP Experience through Pape-Dawson but also through third parties

Evaluator 4: 25

Has several FEMA HMGP grants working or worked with cities.

Evaluator 5: 25

HMGP Section not clearly defined in submission; did provide in depth experience

Project Team and Capacity | Points Based | 25 Points (25%)

Evaluator 1: 20

Project team seemed to be adequate.

Evaluator 2: 24

KSA team shows very strong experience, but unclear whether members of that team are listed as key personnel here

Evaluator 3: 14

Larger firm but also uses third party

Evaluator 4: 20

Core Group that has worked with the city on several private and other related tasks.

Evaluator 5: 23

7 member team with good experience and resources

Resources and Availability | Points Based | 15 Points (15%)

Evaluator 1: 10

Adequate.

Evaluator 2: 15
Very strong resources, availability, and ability.
Evaluator 3: 12
Resources are abailable
Evaluator 4: 10
Medium size firm capable of preforming required tasks
Evaluator 5: 13
Large team with deep resources; addressed schedule and delivery with confidence

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING THE MAYOR TO AWARD HAZARD MITIGATION GRANT PROGRAM ENGINEERING SERVICES TO FREESE AND NICHOLS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, in accordance with Chapter 2254 of the Texas Government Code, Title 10, Subchapter A, Professional Services, a Request for Qualifications was advertised, and the most highly qualified firms were selected based on demonstrated competence and qualifications as determined by the City based on information provided in response to the SOQ; and

WHEREAS, City staff has determined that Freese and Nichols, Inc. is among the most qualified firm to provide professional engineering services to the City; and

WHEREAS, as a recipient of federal funding administered through Federal Emergency Management Agency (FEMA) and TDEM, the City is required to comply with all applicable federal grant requirements; and

WHEREAS, the City Commission is committed to ensuring the regulatory compliance of its infrastructure and ensuring the safety of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Ennis, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2: Authorizes the Mayor to award Hazard Mitigation Grant Program Engineering Services to Freese and Nichols, Inc., and authorizes the City Manager to execute any documents in connection therewith.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been

enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

ENNIS CITY COMMISSION

AGENDA SUMMARY FORM

To:	City Commission
Subject:	Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, approving the purchase of one spare pump for Liska Lift Station and Sonoma Lift Station with Global Pump Solutions LLC in an amount not to exceed Sixty Thousand Two Hundred Seventy Dollars and Zero Cents ($60,270.00), and authorizing the City Manager or designee to execute any documents in connection therewith.
Meeting:	ENNIS CITY COMMISSION - 21 Apr 2026
Department:	Public Works
Staff Contact:	Douglas Taylor, Utility Operations Director

BACKGROUND INFORMATION:

To ensure continuity of operations, the Distribution and Collections Division within the Public Works Department maintains a spare pump to be used at the Liska Lift Station and Sonoma Lift Station during emergency situations.

On February 4, the Department’s on-call crew responded to a lift station outage. Upon initial inspection, staff determined the station had lost electrical power and Oncor was immediately notified. After power was restored, City staff attempted to return the pump to service; however, it resulted in a blown Oncor fuse. The pump was then removed for further inspection, and it was found that the impeller had failed. Crews installed the only available spare pump, leaving the department without a backup unit.

A quote was received from Global Pump Solutions in March 2026 for one (1) submersible sewage pump. The quote includes two pricing options for the same pump, one of which includes a “quick ship” option that would reduce delivery time by approximately six to eight weeks. With the wet weather season approaching and a history of power interruptions at both the Liska and Sonoma Lift Stations, staff recommends proceeding with the expedited option in the amount of $60,270.00 to ensure timely availability of a critical spare.

FINANCIAL IMPACT:

Funding for the service is included in the Lift Station and Forcemain Maintenance Fund (302-421-43130), with payments to be made in accordance with Exhibit A.

POLICY IMPLICATIONS:

Exceptional Public Service - Investment in resilient infrastructure and the provision of vital public services.

Approval of this item complies with the City's purchasing policies and applicable state law.

RECOMMENDATION:

Staff recommends approval of this item.

ATTACHMENTS:

RESOLUTION NO.-Emergency Spare Pump for Liska Lift Station and Sonoma Lift Station - Pdf

RESOLUTION NO.

A RESOLUTION APPROVING THE PURCHASE OF ONE SPARE PUMP FOR LISKA LIFT STATION AND SONOMA LIFT STATION WITH GLOBAL PUMP SOLUTIONS LLC IN AN AMOUNT NOT TO EXCEED SIXTY THOUSAND TWO HUNDRED SEVENTY DOLLARS AND ZERO CENTS ($60,270.00), AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, Global Pump Solutions LLC has BuyBoard purchasing cooperative contract number 770-25; and

WHEREAS, the City Commission is committed to ensuring the regulatory compliance of its major lift stations; and

WHEREAS, proceeding with the quoted price of $60,270.00 includes expedited shipping to ensure the pump is received in time for wet weather season.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

SECTION 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Ennis, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2: Authorizes City Staff to proceed with Estimate number 5977 with Global Pump Solutions LLC as outlined in Exhibit A.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of April, 2026.

_____
LYNDA ISBELL, Mayor

ATTEST:

_____
ANGIE WADE, City Secretary

Exhibit A

ESTIMATE

Global Pump Solutions LLC
4541 J D Mouser Pkwy
Alvarado, TX 76009

accounting@gpspumps.com
+1 (972) 449-5770
www.gpspumps.com

Ennis, City of:WK000949 - Ennis - Sonoma - Sulzer pump repair - XFP 205J CB2 PE860/4

Bill to
Ennis, City of
500 W Bardwell Dr.
Ennis, TX 75119

Ship to
Ennis, City of
500 W Bardwell Dr.
Ennis, TX 75119

Estimate details
Estimate no.: 5977
Estimate date: 03/13/2026
Expiration date: 04/14/2026

Project Name: Country club/odd fellows

#	Product or service	Description	Qty	Rate	Amount
1.	**AXF58T3161H3L17**	XFP 205J-CB2 PE860/4 460v Lead Time 10 Weeks ARO	1	$54,580.80	$54,580.80
2.	**AXF58T3164H3L17**	XFP 205J CB2 PE860/4 460V Quickship Wet Pit 320mm impeller 2-4weeks	1	$60,270.00	$60,270.00

Total **$114,850.80**

Expiry date 04/14/2026

Note to customer

Pricing does not include shipping unless explicitly stated. Terms are NET 30 unless otherwise negotiated.

Note: Unforeseen problems not listed in scope of work will be addressed at the time of project. Additional charges may be added if project goes beyond time frame or scope of work.

Global Pump Solutions Buyboard #770-25

Accepted date **Accepted by**