



**Monday, May 15, 2023**  
**REGULAR JOINT CITY COUNCIL & PLANNING AND ZONING MEETING**

**A GENERAL LAW MUNICIPAL CORPORATION OF THE STATE OF TEXAS, ELLIS COUNTY**  
**AT THE FERRIS CITY & ISD ADMINISTRATION BUILDING**  
**301 E 5TH STREET, FERRIS, TEXAS 75125**  
**6:00 P.M. MONDAY, MAY 15, 2023.**

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**1. SPECIAL ANNOUNCEMENT**

A. SPECIAL ANNOUNCEMENT: Protocol for City Council Meetings

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**2. COUNCIL BUSINESS**

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

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**3. PUBLIC COMMENT**

A. Public comment

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**4. CONSENT AGENDA - CITY COUNCIL**

- A. Meeting minutes of April 17, 2023 Regular City Council Meeting
- B. Mid-Year Financial Update 2023
- C. Approval of Consent Agenda

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**5. PRESENTATION**

A. Proclamation by Mayor Fred Pontley, declaring June 2, 2023 Greta Calvery day in the City of Ferris.

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**6. PLANNING & ZONING BUSINESS**

- A. Call to Order & Establishment of a Quorum
- B. Approval of Meeting Minutes from April 17, 2023

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**7. JOINT PUBLIC HEARING**

- A. Public hearing regarding a request initiated by Troy Richardson on two variances and a Replat of Lot E95 -2, Block 2 of the J.I. Kookan Addition to Lots 1AR, 1BR, & 1CR Block 2 of the J.I. Kookan Addition The 0.349± acre site is located at 227 E. 3rd St. and being a portion of ECAD Property #163118) City of Ferris, Ellis County Texas.
- B. Open the Public Hearing
- C. Conduct the Public Hearing
- D. Close the Public Hearing

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**8. PLANNING & ZONING. - NEW BUSINESS**

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A. Motion, discussion, and action, as may be appropriate, regarding a recommendation to the City Council for two variances and a Replat of Lot E95-2, block 2 of the J.I. Kookan Addition to Lots 1AR, 1BR, & 1CR Block 2 of the J.I. Kookan Addition The 0.349± acre site is located at 227 E. 3rd St., and being a portion of ECAD Property #163118) City of Ferris, Ellis County Texas. ,

B. Motion, discussion, and action, as may be appropriate, regarding a recommendation to the City Council for a Residential Replat of a portion of Tract 17A India Acres Addition to Tracts 17A1 & 17A2 India Acres Addition. The 1.361± acre & 5.613± acre sites are located on property at 238 Ridgewood Drive and being ECAD Property # 294641 with the Extra-territorial Jurisdiction (ETJ) of the City of Ferris, and within Ellis County Texas.

C. Motion, discussion, and action, as may be appropriate, regarding a recommendation to the City Council for a Preliminary Plat of the Ferris Central Addition, Lots 1-11. The 10.94 ± acre site is located along the East Line of the of IH-45 service road, and south of F.M. 660, the Mason Phelps Survey, Abstract No. 824, and being a portion of ECAD Property # 188880, 272811, 188997, 188819, City of Ferris, Ellis County Texas.

D. Motion, discussion, and action, as may be appropriate, regarding a recommendation to the City Council for a site plan on a property zoned Planned Development -12 ("PD-12"). The subject site is generally located South of FM 664/Ovilla Road and North of FM 983, Ferris, TX 75125 and within Ellis County (ECAD Property ID: 271168).

## **9. CLOSING - PLANNING & ZONING**

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A. Adjourn

## **10. EXECUTIVE SESSION**

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A. Executive Session Announcement 551.071

B. Executive Session Announcement 551.072

C. Discussion of a draft purchase agreement by and between the City of Ferris and CSWR and all matters related thereto.

D. Discussion of a proposed purchase agreement and land swap by and between the City of Ferris and No-DigTec Trenchless Technology and all matters related thereto.

E. Executive Session Announcement 551.074

F. Executive Session Announcement 551.087

G. Discussion regarding Waste Management and Solid Waste Disposal Revenue Bonds and all matters related thereto.

H. Adjourn the Public Meeting

I. Conduct Executive Session

J. Reconvene Into Open Session

## **11. CITY COUNCIL - NEW BUSINESS**

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

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

C. Motion, discussion, and action, as may be appropriate, regarding adoption of an ordinance with respect to a Waste Management, Inc. project and authorizing the Mayor to execute certificates approving the ordinance and public hearing.

D. Motion, discussion, and action as may be appropriate, regarding a resolution supporting City of Ferris' sidewalk and shared path application to the Texas Department of Transportation's 2023 Transportation Alternatives Set-Aside (TA) call for projects.

E. Motion, discussion, and action as may be appropriate, regarding an ordinance of the City of Ferris, amending the City of Ferris subdivision ordinance, Article 10.201D and incorporating Appendix "B", standard construction details, as reflected in Exhibit "A".

F. Motion, discussion, and action as may be appropriate, regarding a resolution of the City of Ferris accepting as dedicated public improvements, the Bluff Springs Phase I Subdivision.

G. Motion, discussion, and action as may be appropriate, regarding the approval of the proposal for purchase of security systems, and all matters related thereto, and authorizing the City Manager to execute the same.

H. Motion, discussion, and action as may be appropriate, regarding an ordinance amending ordinance O-22-967, Amended Budget for the City of Ferris, and all matters related thereto.

I. Motion, discussion, and action, as may be appropriate, regarding a recommendation from the Planning & Zoning Commission for two variances and a Replat of Lot E95-2, block 2 of the J.I. Kookan Addition to Lots 1AR, 1BR, & 1CR Block 2 of the J.I. Kookan Addition The 0.349± acre site is located at 227 E. 3rd St., and being a portion of ECAD Property #163118) City of Ferris, Ellis County Texas. ,

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K. Motion, discussion, and action, as may be appropriate, regarding a recommendation by the Planning & Zoning Commission for a Preliminary Plat of the Ferris Central Addition, Lots 1-11. The 10.94 ± acre site is located along the East Line of the of IH-45 service road, and south of F.M. 660, the Mason Phelps Survey, Abstract No. 824, and being a portion of ECAD Property # 188880, 272811, 188997, 188819, City of Ferris, Ellis County Texas.

L. Motion, discussion, and action, as may be appropriate, regarding a recommendation to the City Council for a site plan on a property zoned Planned Development -12 ("PD-12"). The subject site is generally located South of FM 664/Ovilla Road and North of FM 983, Ferris, TX 75125 and within Ellis County (ECAD Property ID: 271168).

M. Motion, discussion, and action, as may be appropriate, regarding a Resolution declaring the results of the City of Ferris General Election held on May 6, 2023.

N. Swear in newly elected Council members.

O. Mayor Fred Pontley to issue Certificates of Election to the newly elected members: Alderman Place 2 - Norman Michael Heckathorn, Alderman Place 3 - Tommy Scott, and Alderman Place 5 - Norris Elverton.

P. Motion, discussion, and action as may be appropriate regarding the nomination and selection of the Mayor Pro Tem.

## **12. CLOSING**

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A. Adjourn

## **13. WORKSHOP**

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A. Presentation, information, and discussion by and between the City Council and City Executive Leadership Staff regarding the City of Ferris FY23-24 Budget and matters related thereto.

B. Call to Order & Establish the Presence of a Quorum

C. Adjourn Workshop

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

### **Disability Assistance and Accommodation**

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

I, KRYSTINA RODRIGUEZ, HEREBY CERTIFY THE FOREGOING NOTICE WAS POSTED ON OR BEFORE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY 5:00 P.M.

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