



**Monday, August 21, 2023**  
**REGULAR JOINT CITY COUNCIL AND PLANNING & 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, AUGUST 21, 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 & Announce 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. PLANNING AND ZONING BUSINESS**

A. Call to Order & Announce the Presence of a Quorum

B. Approval of Meeting Minutes from July 17, 2023.

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**5. PLANNING & ZONING NEW BUSINESS**

A. Motion, discussion, and action, as may be appropriate regarding a recommendation to the City Council for a request initiated by Turner Raines, of Ferris Recycling LLC., for a preliminary plat of Lots 1 & 2, Block A of the Ferris Recycling Addition. The 1.201 acre & 2.388 acre sites are located at 981 Interstate 45 and 1002 Central St., within the extra-territorial jurisdiction of the City of Ferris, Texas and also within Ellis County, Texas and in the Mason Phelps Survey, Abstract No. 824, and being a portion of ECAD Property # 188933 & 188934, City of Ferris, Ellis County Texas.

B. Motion, discussion, and action, as may be appropriate, regarding a recommendation to the City Council for a request initiated by Turner Raines of Ferris Recycling, LLC., for a Final Plat of Lots 1 & 2, Block A of the Ferris Recycling Addition. The 1.201 acre & 2.388 acre sites are located at 981 Interstate 45 and 1002 Central St., within the extra-territorial jurisdiction of the City of Ferris, Texas and also within Ellis County, Texas and in the Mason Phelps Survey, Abstract No. 824, and being a portion of ECAD Property # 188933 & 188934, City of Ferris, Ellis County Texas.

C. Motion, discussion, and action, as may be appropriate, regarding a recommendation to the City Council on a request initiated by John Newell for a site plan on property zoned PD-1 (Planned Development - 1), generally located at 111 Ewing Blvd., Ferris, Texas 75125. (ECAD property ID: 221883).

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**6. CLOSING - PLANNING & ZONING**

A. Adjourn

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**7. CONSENT AGENDA - CITY COUNCIL**

A. Meeting minutes of July 17, 2023.

B. End of Month Financial Report - July 2023

C. Approval of consent agenda

Discussion regarding a Resolution Ordering a Public Hearing for September 18, 2023 to consider an ordinance levying assessments against that property within the Ferris Public Improvement District No. 1 (Shaw Creek) and all matters related thereto.

## **8. PRESENTATIONS**

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A. Presentation of FY21 Annual Financial Report

## **9. CITY COUNCIL - PUBLIC HEARING**

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A. Presentation and information regarding the Notice of Public Hearing on the City of Ferris FY 2023-2024 proposed budget was published, and that the Proposed Budget was posted in accordance with Texas Local Government; Code Chapter 102.

B. Open Public Hearing

C. Conduct public hearing regarding an ordinance for the City of Ferris FY 2023-2024 Proposed Budget.

D. Close Public Hearing

## **10. EXECUTIVE SESSION**

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A. Executive Session Announcement 551.071

B. Executive Session Announcement 551.072

C. Pursuant to the following designated section of the Texas Government Code, Annotated, Chapter 551 (Texas Open Meetings Act), The City Council will recess into executive session to discuss the following: a) Section 551.072 Deliberations about Real Property and 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 government body in negotiations with a third person: EDC property (10-acres), HSM Dalcon, acquisition of additional/adjacent property, and all matters related thereto.

D. Executive Session Announcement 551.074

E. Pursuant to the following designated section of the Texas Governmental Code, Annotated, Chapter 551 (Texas Open Meetings Act), The City Council will recess into executive session to discuss the following: a) Section 551.074 Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

F. Executive Session Announcement 551.087

G. Adjourn the Public Meeting

H. Conduct Executive Session

I. 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. Discussion, consideration, and action as may be appropriate of items removed from the consent agenda.

C. Motion, discussion, and action, as may be appropriate regarding a recommendation from the Planning & Zoning Committee for a request initiated by Turner Raines, of Ferris Recycling LLC., for a preliminary plat of Lots 1 & 2, Block A of the Ferris Recycling Addition. The 1.201 acre & 2.388 acre sites are located at 981 Interstate 45 and 1002 Central St., within the extra-territorial jurisdiction of the City of Ferris, Texas and also within Ellis County, Texas and in the Mason Phelps Survey, Abstract No. 824, and being a portion of ECAD Property # 188933 & 188934, City of Ferris, Ellis County Texas.

D. Motion, discussion, and action, as may be appropriate, regarding a recommendation from the Planning & Zoning Committee for a request initiated by Turner Raines of Ferris Recycling, LLC., for a Final Plat of Lots 1 & 2, Block A of the Ferris

Recycling Addition. The 1.201 acre & 2.388 acre sites are located at 981 Interstate 45 and 1002 Central St., within the extra-territorial jurisdiction of the City of Ferris, Texas and also within Ellis County, Texas and in the Mason Phelps Survey, Abstract No. 824, and being a portion of ECAD Property # 188933 & 188934, City of Ferris, Ellis County Texas.

E. Motion, discussion, and action, as may be appropriate, regarding a recommendation from the Planning & Zoning Committee on a request initiated by John Newell for a site plan on property zoned PD-1 (Planned Development - 1), generally located at 111 Ewing Blvd., Ferris, Texas 75125. (ECAD property ID: 221883).

F. Motion, discussion, and action, as may be appropriate regarding an ordinance amending the City of Ferris Code of Ordinances by the approval of a new five year rate schedule, and all matters related thereto.

G. Motion, discussion, and action, as may be appropriate regarding adoption of an ordinance Approving and adopting a budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024, approving multi-year capital projects plan; and declaring an effective date thereof.

H. Motion, discussion, and action, as may be appropriate, regarding selection and approval a vendor to complete FY24 Capital Improvement Plan Street Improvements Projects SD018 through SD033.

I. Motion, discussion, and action, as may be appropriate, regarding a resolution adopting the proposed tax rate contained in the City's proposed 2023 Tax Rate to be considered for adoption at a public hearing held for that purpose, and all matters related thereto.

J. Motion, discussion, and action, as may be appropriate to establish September 8, 2023 at 6:00 PM at the Joint ISD/City Administration Building for a public hearing and vote on the 2023-2024 proposed property tax rate as provided by the Texas Tax Code, Chapter 26.

K. Motion, discussion, and action, as may be appropriate, regarding a master maintenance agreement for maintenance and repair of established streets, roadways, drainage, and walkways, including but not limited to: Reconstruction, Cement Stabilization, Removal & Replacement, Overlays, Pothole repairs, Seal-coating, Crack-filling, Parking lot repairs, Sidewalk repairs, Crack filling, Seal coating, Striping, and Wheel Stops, for an amount not to exceed \$150,000.00.

L. Motion, discussion, and action, as may be appropriate, regarding a master maintenance agreement for maintenance and repair of lift stations, pump stations, water mains, water meters, and sewer lines, including, but not limited to: water leaks, sewer stoppages, sewer repairs, after hours labor, and general labor needs within the water and wastewater department, not to exceed \$126,400.00

## 12. CLOSING

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### A. Adjourn

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

#### Disability Assistance and Accommodation

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

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

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