



**ENNIS CITY COMMISSION  
REGULAR MEETING AGENDA**

**CITY COMMISSION CHAMBERS – CITY HALL  
115 W. BROWN  
ENNIS, TEXAS 75119  
(972) 878-1234  
www.ennistx.gov**

**MONDAY, NOVEMBER 7, 2016  
6:00 P.M.**

*City of Ennis City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972)875-1234 or write to: PO Box 220, Ennis, TX 75116, at least 48 hours in advance of 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.*

**CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL**

**WORK SESSION/BRIEFING**

**A. Staff Reports**

- Building Official, Mark Richardson
- Health Services, Chauncy Williams
- Human Resources, Diane Kellenberger
- Information Technology, Henry Harris
- Library, Jessica Diaz
- Economic Development, Marty Nelson
- Fire Department, Jeff Aycock
- Police Department, John Erisman
- Public Works, Robert Bolen
- Finance, Joel Welch
- City Secretary, Angie Wade
- City Manager, Scott Dixon

**B. Presentations/Updates**

- 1) Recommendation for Legal Services for the City of Ennis
- 2) Streets Bond 2016 - Phase I Plan
- 3) Economic Development Presentations
  - Dallas Street Video
  - Time Lapse (Minnie McDowal Park)
  - Time Lapse (Last day of the Farmers Market)
  - Realtor's Conference

## **COMMISSIONER UPDATES**

*Updates by Commissioners on City of Ennis Board activities*

## **CITIZENS PUBLIC COMMENT PERIOD**

*Presentations by citizens, with or without prior notification, shall be limited to three minutes, allowing discretion of the chair to reasonably extend those limits.*

## **CONSENT AGENDA**

*The following may be acted upon in one motion. A City Commissioner may request items be removed from the Consent Agenda for individual consideration.*

- 1C. Approval of the October 17, 2016 City Commission Regular Meeting Minutes.
- 2C. Approval of Buy Board contract #423-13 with Total Recreation Products, Inc. for Game Time play unit and swings in the amount of \$66,749.80 as approved in the FY16 Decision Package.
- 3C. Approval of a contract with Parsons Roofing through The Interlocal Purchasing System (TIPS) to furnish and install a roof, with 20-year warranty, on the Ennis Public Library in the amount of \$80,693 as approved in the FY16 Decision Package.
- 4C. Approval of a Resolution authorizing the creation of a Fire Donation Fund and establishing the purpose and uses of donations to the fund.
- 5C. Approval of a Resolution authorizing the creation of a Parks Donation Fund and establishing the purpose and uses of donations to the fund.

## **PUBLIC HEARINGS**

6. Conduct a Public Hearing and second reading regarding an Ordinance amending the Ennis Economic Development Corporation FY17 Budget to appropriate an additional \$150,000 in funding for "Project Minnie McDowal Park", whose purpose is to reconstruct the park as envisioned by the Downtown Master Plan.
7. Conduct a Public Hearing to consider "Project Serenity", authorize the Ennis Economic Development Corporation to acquire property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY17 Budget "Property Acquisition", to provide \$120,000 plus closing costs to fund the acquisition of 108 W. Milam and authorize the EEDC President to execute any and all documents required to complete the action.
8. Conduct a Public Hearing to consider "Project Serenity", authorize the Ennis Economic Development Corporation to acquire property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY17 Budget "Property Acquisition", to provide \$75,000 plus closing costs to fund the acquisition of Lots 11, 12, 13 and 14, Block 59, original town of Ennis, also known as 00 West Knox Street and PID #158104 and authorize the EEDC President to execute any and all documents required to complete the action.

9. Conduct a Public Hearing to allow interested persons to speak for or against the creation of Tax Increment Reinvestment Zone #2, its boundaries, or the concept of tax increment financing pursuant to Chapter 311 of the Texas Tax Code.
10. Conduct a Public Hearing to consider a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with the Ennis Public Theatre in an amount not to exceed \$225,000 to make improvements to the building and property at 113 N. Dallas.
11. Conduct a Public Hearing to consider an Abandonment, old Ennis-Waxahachie Road for the proposed Spyglass apartments on W. Ennis Avenue.
12. Conduct a Public Hearing to consider an Abandonment, a portion of old W. Brown Street for the proposed Spyglass apartments on W. Ennis Avenue.

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

13. Discuss and consider approval of a Resolution of the City of Ennis City Commission authorizing the Mayor to execute a Letter of Engagement with Messer Rockefeller & Fort, PLLC for Legal Services, to include a City Attorney and a Prosecutor for the City of Ennis, and providing for Brenda McDonald as primary City Attorney.
14. Discuss and consider approval of a Resolution of the City of Ennis City Commission providing Notice of Intent to create a Tax Increment Reinvestment Zone named TIRZ #2 pursuant to Chapter 311 of the Texas Tax Code.
15. Discuss and consider an appointment to the Crime Control and Prevention District.
16. Discuss and consider approval of a Public Facilities Use Application for a street closure on Southwest Main from Brown St to Ennis Avenue from 5 PM to 11 PM November 27 thru December 4, 2016 submitted by New Hope Church for a Christmas Celebration.
17. Discuss and consider approval of an Ordinance of the City of Ennis City Commission amending the Ennis Economic Development Corporation FY17 Budget to provide an additional \$150,000 to fund "Project Minnie McDowal Park" for Economic Development purposes and authorize the EDC President to execute any and all documents required to complete the action.
18. Discuss and consider approval of an Ordinance of the City of Ennis City Commission establishing the "Kaufman Development District", establishing the boundary of the district, establishing the "Kaufman Development District Board", establishing the purpose of the board, and establishing the jurisdictional area of the board.
19. Discuss and consider approval of an Ordinance of the City of Ennis City Commission establishing the "Kaufman Façade Grant Program" as an Economic development incentive, providing for objective and subjective criteria for evaluating grant applications, providing for maximum values and amounts of grants, and providing for procedural guidelines for considering grant applications.
20. Discuss and consider approval of an Ordinance of the City of Ennis City Commission approving and authorizing the execution of an Economic Development agreement pursuant to Chapter 380 of the Texas Local Government Code by and between the City of Ennis and Spyglass, and authorizing the Mayor/City Manager to execute the necessary documentation.

**EXECUTIVE SESSION**

The City Commission reserves the right to meet in a closed session on any of the following items should the need arise and if applicable, pursuant to authorization by TEXAS GOVERNMENT CODE, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

A. Local Government Code 551.074 – Personnel

- City Attorney

B. Local Government Code 551.072 – Deliberations regarding Real Property

21. Action necessary as a result of the Executive Session

**ADJOURNMENT**

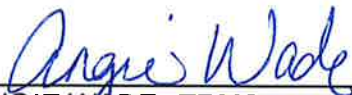
- PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS MEETING ROOM WITH A HANDGUN THAT IS CARRIED OPENLY.

- CONFORMIDAD CON LA SECCION 30.07 CODIGO PENAL (PREVARICACION POR EL TITULAR DE LA LICENCIA CON UNA ARMA DE MANO LLEVADA ABIERTAMENTE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE LICENCIAS ARMA DE MANO), NO PUEDE ENTRAR A LA SALA DE REUNION CON UNA ARMA DE MANO QUE ES LLEVADO ABIERTAMENTE.

- PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY HOLDER OF LICENSE TO CARRY A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUB-CHAPTER H, CHAPTER 411, GOVERNMENT CODE (CONCEALED HANDGUN LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN

- ACUERDO CON LA SECCION 30.06 CODIGO PENAL (PREVARICACION POR EL TITULAR DE LA LICENCIA PARA LLEVAR UNA ARMA OCULTA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPITULO H, CAPITULO 411 CODIGO DEL GOBIERNO (LEY ARMAS OCULTAS), NO PUEDE ENTRAR A ESTA PROPIEDAD CON UN ARMA OCUL TA

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 [www.ennistx.gov](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: Friday, November 4, 2016 at 5:00 P.M. and remained posted for at least two hours after said meeting was convened.

  
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ANGIE WADE, TRMC  
City Secretary