

**ENNIS CITY COMMISSION MEETING MINUTES
REGULAR MEETING
TUESDAY, APRIL 3, 2018
6:00 P.M.**

CALL TO ORDER

Mayor Juenemann called a meeting of the Ennis City Commission to order on Tuesday, April 3, 2018 at 6:00 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

INVOCATION AND PLEDGE OF ALLEGIANCE

City Manager Scott Dixon offered the Invocation.
The Pledge of Allegiance was led by Mayor Juenemann

ROLL CALL

A quorum was present to wit:

Angie Juenemann	Mayor	
Matt Walker	Mayor Pro Tem, Ward 6	
Rowdy Pruitt	Commission Member, Ward 1	
Marco Hernandez	Commission Member, Ward 2	absent
Scott Hejny	Commission Member, Ward 3	absent
Shirley Watson	Commission Member, Ward 4	
Bill Honza	Commission Member, Ward 5	

PRESENTATIONS

City Manager Scott Dixon updated the Mayor and Commissioners on new City of Ennis employees to include Firefighter EMT Jordan Thompson; Water Treatment Plant Operator Chris Davis; and Water Treatment Plant Operator Toby Harwell.

Mayor Juenemann read a Proclamation declaring April 2018 as Alcohol Awareness Month in the City of Ennis. The proclamation was presented to Shelley Miller, Impact Ennis Coalition Coordinator.

City Manager Dixon gave an update on the Bluebonnet Festival including preferred viewing areas, scheduled fly-in; Ennis Y'all app; and Ennis Main Street Midway.

City Manager Dixon presented a Community Improvements Update which included a sources and uses slide, proposed Ennis Avenue bridge information; and a streets update.

COMMISSIONER UPDATES

Mayor Juenemann congratulated Mayor Pro Tem Walker and his wife on the birth of their son.

CITIZENS PUBLIC COMMENT PERIOD

Karen Weaver spoke regarding the animal vaccination clinic held at the library.

CONSENT AGENDA

1. **Approval of the March 20, 2018 City Commission Regular Meeting Minutes.**
2. **Discuss and consider Resolution No. 2018-0403-02 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and the Frank and Georgie Zabochnik Life Estate, Deborah Vitovsky, Kari Dixon and Amy Hutyra, the owners of a tract of land known as Ellis CAD ID 189677, located at 225 Valek Road; and being an approximate 66.04 acre tract of land situated in the T.M. Rowe Survey, Abstract No. 890, Ellis County, Texas, and authorizing the City Manager to sign same.**
3. **Discuss and consider Resolution No. 2018-0403-03 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Rudolph Ozymy, Jr., the owner of a tract of land known as Ellis CAD ID 189720, located at 717 FM 85; and being an approximate 48.87 acre tract of land situated in the T.M. Rowe Survey, Abstract No. 890 and in the G.A. Kincaid Survey, Abstract No. 602, Ellis County, Texas, and authorizing the City Manager to sign same.**

Mayor Juenemann read the Consent Agenda. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to approve the Consent Agenda as stated. A vote was cast, 5 in favor, 0 against. Motion passed.

PUBLIC HEARING

4. **Conduct a public hearing to consider an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from "R-10" Single Family District, "LI-PD" Light Industrial District Planned Development Standards, and "T" Transition District to "HC-PD #3" Heavy Commercial District Planned Development District #3.**

Mayor Juenemann read the item and opened the public hearing. No one spoke. The public hearing was closed.

5. **Conduct a public hearing to consider adopting the proposed Unified Development Ordinance and Downtown Zoning Ordinance of the City of Ennis, Texas, adopting use regulations, development standards, landscaping requirements, subdivision regulations, and zoning and platting procedures.**

Mayor Juenemann read the item and opened the public hearing. No one spoke. The public hearing was closed.

ITEMS FOR INDIVIDUAL CONSIDERATION

6. **Discuss and consider an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from "R-10" Single Family District, "LI-PD" Light Industrial District Planned Development Standards, and "T" Transition District to "HC-PD #3" Heavy Commercial District Planned Development District #3.**

Mayor Juenemann read the item. Commissioner Pruitt made a motion, seconded by Mayor Pro Tem Walker, to approve the item as read. A vote was cast, 5 in favor, 0 against. Motion passed.

7. Discuss and consider adopting the proposed Unified Development Ordinance and Downtown Zoning Ordinance of the City of Ennis, Texas, adopting use regulations, development standards, landscaping requirements, subdivision regulations, and zoning and platting procedures.

Mayor Juenemann read the item. Francois de Kock with KSA Engineering addressed the Mayor and Commission regarding the steps involved in creating of the Unified Development Ordinance, to include identifying focus areas; public involvement; making it clear, concise, and specific while remaining flexible; and quality of life. The Zoning Map will be adopted by ordinance at a future City Commission meeting. Commissioner Honza made a motion, seconded by Commissioner Watson, to adopt Ordinance No. 18-0403-07 with Exhibit A, the Unified Development Ordinance, to be in a final form as approved by the City Attorney and table the adoption of the zoning map to the April 17th City Commission meeting. A vote was cast, 5 in favor, 0 against. Motion passed.

8. Discuss and consider approving a Preliminary Plat for Buc-ee's Travel Center consisting of five lots in block A, designated as Buc-ee's Ennis Addition, being a total of approximately 80.33 acres (fronting the northbound I-45 service road, south of Creechville Rd. and north of Valek Rd.)

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve the item as read. A vote was cast, 5 in favor, 0 against. Motion passed.

9. Discuss and consider approving a grant close-out and final payment of a historic preservation grant for 107 S. Dallas St. in an amount of \$118,568.35.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve the item as read. A vote was cast, 5 in favor, 0 against. Motion passed.

10. Discuss and consider directing the City Manager to enter into a contract with Gary R Traylor & Associates for administration services related to the TCF-CDBG for infrastructure improvements in support of Buc-ee's if awarded.

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve the item as read. A vote was cast, 5 in favor, 0 against. Motion passed.

11. Discuss and consider directing the City Manager to enter into a contract with Schaumburg & Polk for engineering services related to the TCF-CDBG infrastructure improvements in support of Buc-ee's if awarded.

Mayor Juenemann read the item. Commissioner Watson made a motion, seconded by Mayor Pro Tem Walker, to approve the item as read. A vote was cast, 5 in favor, 0 against. Motion passed.

12. Discuss and consider directing the City Manager to enter into a contract with Gary R Traylor & Associates for administration services related to the TCF-CDBG for infrastructure improvements in support of Dalegip if awarded.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve the item as read. A vote was cast, 5 in favor, 0 against. Motion passed.

13. Discuss and consider directing the City Manager to enter into a contract with Schaumburg & Polk for engineering services related to the TCF-CDBG for infrastructure improvements in support of Dalegip if awarded.

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to approve the item as read. A vote was cast, 5 in favor, 0 against. Motion passed.

14. Discuss and consider updates and changes to the scope of the Welcome Center project.

Mayor Juenemann read the item. Proposed changes for the Welcome Center were proposed to the Mayor and Commission for review only. No action taken.

ADJOURNMENT

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 7:11 P.M.

ATTEST:

Angie Wade

CITY SECRETARY

APPROVED:

Angie Wade

MAYOR

