

**ENNIS CITY COMMISSION MEETING MINUTES  
REGULAR MEETING  
TUESDAY, APRIL 17, 2018  
6:00 P.M.**

**CALL TO ORDER**

Mayor Juenemann called a meeting of the Ennis City Commission to order on Tuesday, April 17, 2018 at 6:00 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

**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 |
| Scott Hejny     | Commission Member, Ward 3 |
| Shirley Watson  | Commission Member, Ward 4 |
| Bill Honza      | Commission Member, Ward 5 |

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Walker offered the Invocation.  
The Pledge of Allegiance was led by Mayor Juenemann

**STAFF REPORTS**

City Manager Scott Dixon reported on the status of street repairs underway in areas of the city; future projects for new subdivisions and development; success of the library Cans for Fines program; code enforcement complaint stats stating that an approximate 12 citations are written for every 1,000 complaints; branding campaign update to include business cards and shirts for the Commission and staff; and reported on plans for the Bluebonnet Festival scheduled for April 20 – 22.

**PRESENTATIONS**

City Manager Dixon presented a Low-Cost Vaccination Update to as a result of concerns expressed by a speaker at the April 4<sup>th</sup> Commission meeting. Mr. Dixon reported 182 people attended the event; 100 pets were vaccinated; SPCA on-site for pet adoption and education; and gift cards donated by Walmart and the SPCA.

**COMMISSIONER UPDATES**

Commissioner Hejny reported on the success of the carnival held April 12 – 15 and that minimal complaints were received.

## CITIZENS PUBLIC COMMENT PERIOD

Don Hellstern, 400 W. Baylor, spoke regarding sewage flowing into the alley and expressed concerns over health issues to the community.

## CONSENT AGENDA

1. **Approval of the April 3, 2018 City Commission Meeting Minutes.**
2. **Discuss and consider Resolution No. 2018-0417-02 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Gene Dalrymple, the owner of a tract of land known as Ellis CAD ID 187490, generally located east FM 1183, north of Blazek Road, west of Rudd Road and south of Highway 287; and being an approximate 52.5 acre tract of land situated in the T.H. McKinney Survey, Abstract No. 687, Ellis County, Texas, and authorizing the City Manager to sign same.**
3. **Discuss and consider Resolution No. 2018-0417-03 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Lillian J. Laznovsky, the owner of a tract of land known as Ellis CAD IDs 184854, 180595 and 179185, located at 4722 and 4811 FM 1183; and being an approximate 138.23 acre tract of land situated in the R. Haggard Survey, Abstract No. 447, in the S.D. Bright Survey, Abstract No. 116 and in the W.M. Atkinson Survey, Abstract No. 18, Ellis County, Texas, and authorizing the City Manager to sign same.**
4. **Discuss and consider Resolution No. 2018-0417-04 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Lawrence J. Krajca, Darlene M. Overall and Barbara Ann Adamcik, the owners of a tract of land known as Ellis CAD ID 189630, generally located south of FM 1181, west and north of Hornik Road and east of I-45; and being an approximate 40.91 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.**
5. **Discuss and consider Resolution No. 2018-0417-05 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Patricia Ann Kubala, Lorane Valek Marusak, Gary Wayne Valek and Jacqueline Marie Betik, the owners of a tract of land known as Ellis CAD ID 189688, located at 330 Valek Road; and being an approximate 26.93 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.**
6. **Discuss and consider Resolution No. 2018-0417-06 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Barbara Novy Delaney, the owner of a tract of land known as Ellis CAD ID 189725, generally located south of FM 1181, east of I-45, north and west of Hornik Road; and being an approximate 38.12 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.**
7. **Discuss and consider Resolution No. 2018-0417-07 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and David and Barbara**

Hornik, the owners of a tract of land known as Ellis CAD IDs 189644 and 186462, located at 900 Hornik Road; and being an approximate 113.83 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.

8. Discuss and consider Resolution No. 2018-0417-08 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Larry A. Jinks, the owner of a tract of land known as Ellis CAD ID 261564, generally located south of Turner Road, west and north of Sleepy Hollow Road and east of FM 1722; and being an approximate 10.0 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.

9. Discuss and consider Resolution No. 2018-0417-09 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Catherine Alcala, the owner of a tract of land known as Ellis CAD ID 196253, located at 3710 FM 1722; and being an approximate 40.66 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.

Mayor Juenemann read the Consent Agenda. Commissioner Hernandez made a motion, seconded by Commissioner Hejny, to approve the Consent Agenda as stated. A vote was cast, 7 in favor, 0 against. Motion passed.

#### **PUBLIC HEARING**

10. Conduct a public hearing regarding an Economic Development Agreement in the amount of \$450,000 for project JT Evans; a retail development to be located at 402 N IH45 and whose purpose is to provide new and expanded business development in the city.

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

11. Conduct a public hearing to consider approving a Preliminary Plat with a potential waiver of requirements for Azure Senior Living Apartments consisting of part of lot 1, block 1, designated as Holubar Addition 1.

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

12. 1st Public Hearing to consider the annexation of part of Ellis CAD ID 183928, located at 3805 Spur 469 and being approximately 10.431 acre tract of land situated in the Claiborne Garret Survey, Abstract Number 383, City of Ennis, Ellis County, Texas, and being part of that called 34.1659 acre tract of land described in deed to BGG Properties, LLC, as recorded in Volume 2072, Page 93 of the Deed Records of Ellis County, Texas. Requested by Ennis Spur 469 LLC. P&Z case 18.01.03.

13. 1st Public Hearing – Proposed annexation of Ellis CAD ID 138779, located at 4211 Ensign Rd. and being an approximate 19.86 acre tract of land; and the proposed annexation of the portion of Ensign Rd. adjacent to said territory. – Owners: Ralph, Charles and Susan Evans

14. **1st Public Hearing – Proposed annexation of Ellis CAD ID 230925, generally located south of Hwy 287, north of Liska Rd. and east of Ensign Rd. and being an approximate 8.19 acre tract of land situated in the WM H McKinney Survey, Abstract No. 686, Ellis County, Texas. – Owner: Douglas Stokes**
15. **1st Public Hearing – Proposed annexation of Ellis CAD ID 183696, located at 4117 FM 1183 and being an approximate 89.66 acre tract of land; and the proposed annexation of the portion of FM 1183 adjacent to said territory. – Owner: Donald Thompson**
16. **1st Public Hearing – Proposed annexation of Ellis CAD ID 184852, generally located east and north FM 1183 and south and west of Blazek Rd. and being an approximate 49.17 acre tract of land situated in the R. Haggard Survey, Abstract No. 447, Ellis County, Texas; and the proposed annexation of the portion of FM 1183 adjacent to said territory. – Owner: Sharon Redwine**
17. **1st Public Hearing – Proposed annexation of Ellis CAD ID 183645, located at 4533 Oak Grove Rd. and being an approximate 47.32 acre tract of land; and the proposed annexation of the portion of FM 1183 adjacent to said territory. – Owners: Len and Dorothy McCoy**
18. **1st Public Hearing – Proposed annexation of Ellis CAD ID 184850, generally located east and north of FM 1183 and south and west of Blazek Rd. and being an approximate 46.95 acre tract of land situated in the R. Haggard Survey, Abstract No. 447, Ellis County, Texas; and the proposed annexation of the portion of FM 1183 adjacent to said territory. – Owners: Bill and Sharon Goodwin**
19. **1st Public Hearing – Proposed annexation of Ellis CAD ID 245360, generally located south and west Valek Rd., east of I-45 and north of FM 85 and being an approximate 31.0 acre tract of land situated in the T.M. Rowe Survey, Abstract No. 890, Ellis County, Texas; and the proposed annexation of the portion of Valek Rd. adjacent to said territory. – Owner: Managed Mortgage Investment Fund II, LP**
20. **1st Public Hearing – Proposed annexation of Ellis CAD ID 189696, generally located east of I-45, west of Hornik Rd. and north of Valek Rd. and being an approximate 18.5 acre tract of land situated in the T.M. Rowe Survey, Abstract No. 890, Ellis County, Texas; and the proposed annexation of the portion of Valek Rd. adjacent to said territory. – Owners: Milton and Janice Spaniel**
21. **1st Public Hearing – Proposed annexation of Ellis CAD ID 189663, generally located south of FM 1181, east of I-45 and north and west of Hornik Rd. and being an approximate 77.43 acre tract of land situated in the T.M. Rowe Survey, Abstract No. 890, Ellis County, Texas; and the proposed annexation of the portion of Valek Rd. adjacent to said territory. – Owner: Velma Arnold**
22. **1st Public Hearing – Proposed annexation of Ellis CAD ID 189717, located at 85 Valek Rd. and being an approximate 56.96 acre tract of land; and the proposed annexation of the portions of Valek Rd. and FM 85 adjacent to said territory. – Owner: Donna Oliver**

23. **1st Public Hearing – Proposed annexation of Ellis CAD ID 190065, located at 3413 N I-45 and being an approximate 104.43 acre tract of land; and the proposed annexation of the portions of FM 85 and I-45 adjacent to said territory. – Owners: Leonard Drozd et al**
24. **1st Public Hearing – Proposed annexation of Ellis CAD ID 140078, generally located south and west of FM 85, east of I-45 and north of Section House Rd. and being an approximate 248.48 acre tract of land situated in the A. Steele Survey, Abstract No. 966, Ellis County, Texas. – Owner: Ray Spence**
25. **1st Public Hearing – Proposed annexation of Ellis CAD IDs 190700 and 190724, generally located south and west of FM 85, east of I-45 and north of Section House Rd. and being an approximate 85.43 acre tract of land situated in the A. Steele Survey, Abstract No. 966, Ellis County, Texas. – Owners: Ray and Merle Spence**
26. **1st Public Hearing – Proposed annexation of Ellis CAD ID 190709, generally located south and west of FM 85, east of I-45 and north of Section House Rd. and being an approximate 185.0 acre tract of land situated in the A. Steele Survey, Abstract Nos. 966 and 965, Ellis County, Texas; and the proposed annexation of the portion of FM 85 adjacent to said territory. – Owners: Delma and Merle Spence**
27. **1st Public Hearing – Proposed annexation of Ellis CAD ID 190730, generally located north of Section House Rd., east of I-45, west and south of FM 85 and being an approximate 90.05 acre tract of land situated in the A. Steele Survey, Abstract No. 965, Ellis County, Texas; and the proposed annexation of the portion of Section House Rd. adjacent to said territory. – Owners: Bernard and Christi Miller**
28. **1st Public Hearing – Proposed annexation of Ellis CAD ID 190723, located at 661 Section House Rd. and being an approximate 40.36 acre tract of land; and the proposed annexation of the portion of Section House Rd. adjacent to said territory. – Owner: Dave Prachyl**
29. **1st Public Hearing – Proposed annexation of Ellis CAD ID 181922, located at 2526 E State Hwy 34 and being an approximate 91.48 acre tract of land; and the proposed annexation of the portion of Hwy 34 adjacent to said territory. – Owner: Vivian Vrana**
30. **1st Public Hearing – Proposed annexation of Ellis CAD ID 241794, generally located north of State Hwy 34, east of I-45, south of Crisp Rd. and west of FM 660 and being an approximate 11.38 acre tract of land situated in the J.A. Lane Survey, Abstract No. 658, Ellis County, Texas; and the proposed annexation of the portion of Sunridge Dr. adjacent to said territory. – Owners: Ronald and Karen Haskovec**
31. **1st Public Hearing – Proposed annexation of Ellis CAD IDs 187175 and 187084, located at 273 Sunridge Rd. and being an approximate 25.67 acre tract of land; and the proposed annexation of the portion of Sunridge Rd. adjacent to said territory. – Owner: Karen Haskovec**
32. **1st Public Hearing – Proposed annexation of Ellis CAD ID 258870, generally located west of Sunridge Rd., east of I-45, south of Crisp Rd. and north of State Hwy 34 and being an**

approximate 53.72 acre tract of land situated in the J.H. Stedman Survey, Abstract No. 1025, Ellis County, Texas; and the proposed annexation of the portion of Sunridge Rd. adjacent to said territory. – Owner: Janice Mclemore

33. 1st Public Hearing – Proposed annexation of Ellis CAD ID 191273, generally located at the southwest corner of Crisp Rd. and Sunridge Rd. and being an approximate 59.47 acre tract of land situated in the J.H. Stedman Survey, Abstract No. 1025, Ellis County, Texas; and the proposed annexation of the portions of Sunridge Rd. and Crisp Rd. adjacent to said territory. – Owner: Ronald Haskovec

34. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 185882, 177970, 177911 and 180686, generally located east of Sunridge Rd., south of Crisp Rd., north of State Hwy 34 and west of FM 660 and being an approximate 201.75 acre tract of land situated in the A. Howell Survey, Abstract No. 519, in the R. Pena Survey, Abstract No. 3 and in the J.W. Brock Survey, Abstract No. 128, Ellis County, Texas; and the proposed annexation of the portion of Sunridge Rd. adjacent to said territory. – Owners: Carol Mraz and Roger Nesuda

35. 1st Public Hearing – Proposed annexation of Ellis CAD ID 198820, located at 342 Sunridge Rd. and being an approximate 9.0 acre tract of land; and the proposed annexation of the portion of Sunridge Rd. adjacent to said territory. – Owner: Ronald Haskovec

36. 1st Public Hearing – Proposed annexation of Ellis CAD ID 179289, generally located east of I-45 and north and west of Christian Rd. and being an approximate 72.43 acre tract of land situated in the G.G. Alford Survey, Abstract No. 27, Ellis County, Texas; and the proposed annexation of the portions of Christian Rd. adjacent to said territory. – Owner: Christian Road Development, LLC

37. 1st Public Hearing – Proposed annexation of Ellis CAD ID 187068, generally located east of I-45 and north of FM 879 and being an approximate 38.84 acre tract of land situated in the J.A. Looney Survey, Abstract No. 645, Ellis County, Texas; and the proposed annexation of the portions of FM 879 and I-45 adjacent to said territory. – Owner: C Ramsey LLC

38. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 191483 and 191500, generally located east of I-45 and north of FM 879 and being an approximate 84.5 acre tract of land situated in the S.P. Railroad Company Survey, Abstract No. 1050, Ellis County, Texas; and the proposed annexation of the portion of I-45 adjacent to said territory. – Owners: Ronald and Victoria Davis

39. 1st Public Hearing – Proposed annexation of Ellis CAD ID 191477, located at 5530 N I-45 and being an approximate 10.06 acre tract of land; and the proposed annexation of the portion of I-45 adjacent to said territory. – Owners: Primo and Teresa Ramirez

40. 1st Public Hearing – Proposed annexation of Ellis CAD ID 191492, generally located west of N I-45, east of N Garrett Ave. and north of FM 879 and being an approximate 131.33 acre tract of land situated in the S.P. Railroad Company Survey, Abstract No. 1050, Ellis County, Texas; and the proposed annexation of the portions of I-45 and N Garrett Ave. adjacent to said territory. – Owners: Patricia and John Gonzales and Eric and Lauri McElwain

41. **1st Public Hearing – Proposed annexation of Ellis CAD ID 183857, located at 2700 N Preston St. and being an approximate 47.39 acre tract of land; and the proposed annexation of the portion of NW Main St. adjacent to said territory. – Owner: Janice Cooper**
42. **1st Public Hearing – Proposed annexation of Ellis CAD ID 183772, generally located west of Garrett Ave., north of Casa Linda Dr., south of Beverly Dr. and east of Tenison Dr. and being an approximate 11.38 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas. – Owner: Ronald Deagen**
43. **1st Public Hearing – Proposed annexation of Ellis CAD ID 184054, located at 2715 NW Main St. and being an approximate 11.73 acre tract of land; and the proposed annexation of the portion of NW Main St. adjacent to said territory. – Owners: Ronnie and Mary Travis**
44. **1st Public Hearing – Proposed annexation of Ellis CAD ID 183825, generally located north of Woodcrest Dr., east of Sleepy Hollow Rd. and west of NW Main St. and being an approximate 26.16 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas; and the proposed annexation of the portion of Sleepy Hollow Rd. adjacent to said territory. – Owner: Ennis 71 Development LLC**
45. **1st Public Hearing – Proposed annexation of Ellis CAD ID 184002, located at 3357 Sleepy Hollow Rd. and being an approximate 63.94 acre tract of land; and the proposed annexation of the portion of Sleepy Hollow Rd. adjacent to said territory. – Owners: Terry and Holly Heil**
46. **1st Public Hearing – Proposed annexation of Ellis CAD ID 183962, located at 562 Turner Rd. and being an approximate 21.09 acre tract of land; and the proposed annexation of the portions of Turner Rd. and Sleepy Hollow Rd. adjacent to said territory. – Owners: Craig and Cristan Trojacek**
47. **1st Public Hearing – Proposed annexation of Ellis CAD ID 183919, located at 553 Turner Rd. and being an approximate 30.11 acre tract of land; and the proposed annexation of the portion of Turner Rd. adjacent to said territory. – Owners: Chris and Teddi Duval**
48. **1st Public Hearing – Proposed annexation of Ellis CAD ID 263545, generally located south of Turner Rd., west and north of Sleepy Hollow Rd. and east of FM 1722 and being an approximate 20.0 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas; and the proposed annexation of the portion of Turner Rd. adjacent to said territory. – Owners: Andrew and Heather Trojacek**
49. **1st Public Hearing – Proposed annexation of Ellis CAD ID 266080, located at 400 Turner Rd. and being an approximate 20.0 acre tract of land; and the proposed annexation of the portion of Turner Rd. adjacent to said territory. – Owners: Joyce and David Bradshaw**
50. **1st Public Hearing – Proposed annexation of Ellis CAD ID 190441, located at 122 Rider Rd. and being an approximate 30.8 acre tract of land; and the proposed annexation of the portions of Rider Rd. and FM 1722 adjacent to said territory. – Owner: Marita Rogers**

- 51. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190365, located at 3711 FM 1722 and being an approximate 41.46 acre tract of land; and the proposed annexation of the portion of FM 1722 adjacent to said territory. – Owner: Johnny Maliska, Jr.**
- 52. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190310, located at 4311 FM 1722 and being an approximate 321.49 acre tract of land; and the proposed annexation of the portion of FM 1722 adjacent to said territory. – Owners: John Vandermeer and Steve Marshall**
- 53. 1st Public Hearing – Proposed annexation of Ellis CAD ID 195920, generally located west of FM 1722, south of Dunkerly Rd., north of Rider Rd. and east of Cooke Rd. and being an approximate 32.25 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County, Texas. – Owners: John Vandermeer and Steve Marshall**
- 54. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190351, generally located west of FM 1722, south of Dunkerly Rd., north of Rider Rd. and east of Nesuda Rd. and being an approximate 45.8 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County, Texas; and the proposed annexation of the portions of Nesuda Rd. and Rider Rd. adjacent to said territory. – Owners: Richard and Stephanie Cook**
- 55. 1st Public Hearing – Proposed annexation of Ellis CAD ID 202299, generally located west of Nesuda Rd., south of Rider Rd., north of Hwy 287 and east of Cooke Rd. and being an approximate 81.73 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County, Texas; and the proposed annexation of the portion of Nesuda Rd. adjacent to said territory. – Owner: Mustang Look-Out Inc.**
- 56. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190422, generally located west of Nesuda Rd., south of Rider Rd., north of Hwy 287 and east of Cooke Rd. and being an approximate 81.06 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County, Texas; and the proposed annexation of the portion of Nesuda Rd. adjacent to said territory. – Owners: LR Reed and Ann Gibson**
- 57. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190368, generally located east of Nesuda Rd., south of Rider Rd., north of Hwy 287 and west of Lake Clark and being an approximate 28.0 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County, Texas; and the proposed annexation of the portion of Nesuda Rd. adjacent to said territory. – Owners: Sharon Wilson and Gary Kohn**

City Attorney Brenda McDonald addressed the Commission, staff, and guests regarding the proposed annexations scheduled for public hearing. Ms. McDonald stated that properties located in the targeted Alma/Prachyl areas received letters and development agreements in December 2017; agenda items 20, 36, and 56 have signed development agreements and will be removed from list for annexation; agenda items 31 and 35 will also be removed as they were included inadvertently; second public hearing scheduled for April 18; and annexation ordinances to be approved May 15. Ms. McDonald also stated that an Extra Territorial Jurisdiction (ETJ) generally identifies areas of future growth for municipalities and that no zoning exists in the counties.



Mayor Juenemann opened a Public Hearing for agenda items 12 thru 57 and informed guests that they would be able to speak on any of the posted items.

Holly Heil, 3357 Sleepy Hollow Rd., agenda item #45, spoke against the development agreements and annexations. Ms. Heil addressed the potential Tier 2 election and stated that city services were not needed.

Terry Heil, 3357 Sleepy Hollow Rd., agenda item #45, spoke against the development agreements and annexations stating that his land was purchased in the county so as not to be in the City.

Sidney Evans, 4211 Ensign Rd., agenda item #13, spoke against the development agreements and annexations and asked that the City wait until after the proposed Tier 2 election in November to proceed with annexations.

Vicki Krajca, 2111 Creechville Rd., spoke against the development agreements and annexations stating that her property is in the city limits and does not receive city services.

Ronnie Travis, 2715 NW Main, agenda item #43, spoke against the development agreements and annexations stating that he receives his water from Corsicana.

Melissa Olson, 202 Stampede, Waxahachie, TX, spoke regarding Senate Bill 6 and stated that the county has not had sufficient time to hold Tier 2 election, also stated that annexation is voluntary at the end of the 10-year development agreement.

Ernest Trojacek, 9005 FM1181, spoke against development agreements and annexations stating that water services are provided by Rockett, city cannot provide water or any other services.

Andy Trojacek, 1211 Sunset, spoke against development agreements and annexations stating that property owners were only given two options and that the city cannot provide water services.

Troy Rogers, 122 Rider Road, questioned if the west part of the city's ETJ was being targeted.

David Bradshaw, 400 Turner, spoke against the development agreements and annexations stating that he felt the letter received was confusing.

Sharon Redwine, agenda item #14, spoke against the development agreements and annexations stating that she is limited on ability to market her land to potential buyers and difficulty speaking with the City Attorney's office.

Ruby Wards, Tarrant County, spoke regarding the letter of the law and requested the Commission reconsider options provided.

Louis Ponder, 3480 Mt. Zion, spoke regarding Senate Bill 6 and a potential Tier 2 election for Ellis County in November.

Faith Morgan, Waxahachie, spoke against the development agreements and annexations.

Carol Mraz, 320 Sunridge Road, spoke regarding conditions of property in the Ennis city limits.

Mayor Juenemann closed the Public Hearing

Mayor Juenemann called for a 15-minute recess at 8:20 P.M.

Commissioner Pruitt and Mayor Pro Tem Walker left the meeting at 8:20 P.M.

Mayor Juenemann reconvened the Open Meeting at 8:38 P.M.

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

**58. Discuss and consider establishing a committee to review the currently proposed rental dwelling unit registration and inspections draft ordinance.**

Mayor Juenemann read the item. City Manager Dixon reported that discussions regarding concerns over the proposed rental ordinance and the implementation process. A seven-member implementation committee was suggested. City Attorney McDonald recommended bringing a Resolution back to the Commission authorizing the appointment and establishing duties of the committee. No action taken

**59. Discussion regarding the adoption of a field usage ordinance and establishing fines for non-compliance for the City of Ennis.**

Mayor Juenemann read the item. City Manager Dixon discussed the need for an ordinance authorizing the city to designate ‘closed’ athletic fields, set fees, and place signs on designated fields. No action taken

**60. Discussion regarding Fiscal Year 2018/2019 Budget.**

Mayor Juenemann read the item. City Manager Dixon presented the FY19 Budget Calendar and reviewed the sales tax forecast, stating that cumulative totals are down. Mr. Dixon also reviewed the ‘flat-lined’ property taxes, which will affect the FY budget. No action taken.

**61. Discuss and consider an Ordinance adopting a Zoning Map for the City of Ennis.**

Mayor Juenemann read the item. City Manager Dixon informed the Commission that proposed Zoning Map will be available to view on the City of Ennis GIS map as early as tomorrow. Commissioner Hejny made a motion, seconded by Commissioner Hernandez, to approve an ordinance adopting the Zoning Map for the City of Ennis. A vote was cast, 5 in favor, 0 against. Motion passed.

**62. Discuss and consider approving a Preliminary Plat with a potential waiver of requirements for Azure Senior Living Apartments consisting of part of lot 1, block 1, designated as Holubar Addition 1.**

Mayor Juenemann read the item. City Manager Dixon reported that the Planning and Zoning Commission recommends approval; City Attorney McDonald stated that the item is being presented as a preliminary plat, but procedures are being followed for a replat. Commissioner Hejny made a motion, seconded by Commissioner Watson, to approve a preliminary plat with findings to include a waiver of requirements for Azure Senior Living Apartments. A vote was cast, 5 in favor, 0 against. Motion passed.

**63. Discuss and consider an Ordinance amending the Code of Ordinances, Chapter 12, Article II – Smoking in Public Places Prohibited, Section 12.41 Definitions, to allow vaping in retail stores solely devoted to the sale of e-cigarettes and smoking supplies and accessories.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Hernandez, to approve an ordinance amending the Code of Ordinances, Chapter 12, Article II – Smoking in Public Places Prohibited, Section 12.41 Definitions, to allow vaping in retail stores solely devoted to the sale of e-cigarettes and smoking supplies and accessories. A vote was cast, 5 in favor, 0 against. Motion passed.

**64. Discuss and consider a proposal for Sales Tax Compliance and review services from Muniservices, LLC.**

Mayor Juenemann read the item. City Manager Dixon discussed the services offered by Muniservices, LLC. Commissioner Hejny made a motion, seconded by Commissioner Watson, to

approve a contract, in its final form as approved by the City Attorney, with Muniservices, LLC. A vote was cast, 5 in favor, 0 against. Motion passed.

**65. Consider the adoption of a resolution denying the ONCOR Electric Delivery Company Rate Request for a Distribution Cost Recovery Factor to Increase Distribution Rates within the City.**

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Honza, to adopt a resolution denying the ONCOR Electric Delivery Company rate request for a distribution cost recovery factor to increase distribution rates within the City. A vote was cast, 5 in favor, 0 against. Motion passed.

**EXECUTIVE SESSION**

Mayor Juenemann read the Executive Session agenda and recessed the Commission into Executive Session at 9:25 P.M.

**a. Section 551.072 – Deliberation regarding real property**

The Commission reconvened into Open Session at 9:40 P.M.

**66. Take any action necessary as a result of the Executive Session**

No action taken

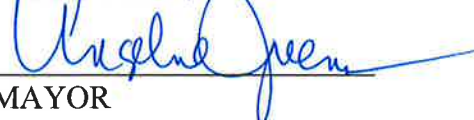
**ADJOURNMENT**

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 9:40 P.M.

ATTEST:

  
CITY SECRETARY

APPROVED:

  
MAYOR

