

**ENNIS CITY COMMISSION MEETING MINUTES
SPECIAL MEETING
WEDNESDAY, APRIL 18, 2018
6:00 P.M.**

CALL TO ORDER

Mayor Juenemann called a special meeting of the Ennis City Commission to order on Wednesday, April 18, 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	absent
Scott Hejny	Commission Member, Ward 3	absent
Shirley Watson	Commission Member, Ward 4	
Bill Honza	Commission Member, Ward 5	

INVOCATION AND PLEDGE OF ALLEGIANCE

Dr. Larry Jinks offered the Invocation.
The Pledge of Allegiance was led by Mayor Juenemann

PUBLIC HEARING

1. **2nd 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**
2. **2nd 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**
3. **2nd 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**
4. **2nd 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**

5. **2nd 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**
6. **2nd 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**
7. **2nd 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**
8. **2nd 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**
9. **2nd 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**
10. **2nd 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**
11. **2nd 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**
12. **2nd 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**
13. **2nd 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**

14. **2nd 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**
15. **2nd 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**
16. **2nd 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**
17. **2nd 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**
18. **2nd 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**
19. **2nd 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**
20. **2nd 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**
21. **2nd 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**
22. **2nd 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

23. 2nd 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

24. 2nd 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

25. 2nd 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

26. 2nd 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

27. 2nd 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

28. 2nd 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

29. 2nd 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

30. 2nd 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

31. 2nd 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

32. **2nd 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**
33. **2nd 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**
34. **2nd 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**
35. **2nd 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**
36. **2nd 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**
37. **2nd 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**
38. **2nd 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**
39. **2nd 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.**
40. **2nd 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**
41. **2nd 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**

42. 2nd 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

43. 2nd 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.

44. 2nd 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

45. 2nd 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

46. 2nd Public Hearing – Proposed annexation of a portion of Ellis CAD ID 183928, located at 3805 Spur 469; and being an approximate 10.431 acre tract of land. – Owner: Ennis Spur 469 LLC

47. 2nd 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.

City Attorney Brenda McDonald addressed the Commission, staff and guests regarding the proposed annexations and development agreements, which had been offered to the property owners, and stated that the deadline to file development agreements had been extended to April 30, 2018. Ms. McDonald also reminded the audience that this was the 2nd of two required public hearings for the proposed annexations.

Mayor Juenemann opened the Public Hearing for agenda items 1 thru 47.

Larry Jinks, 3100 Sleepy Hollow, stated that he would have preferred the Commission hold the public hearings prior to mailing the letters and development agreements. Mr. Jinks also proposed to the Commission that the development agreements should be void if the Tier 2 election in November takes place and passes.

Randall Oliver, 5020 E. Hwy 34, asked if he will be taxed equally as residents with city benefits.

Donna Oliver, 5020 E. Hwy 34, questioned why public hearings are held after development agreements are mailed, stated agreements are difficult to understand and she had trouble reaching the city attorney.

Bob Peters, Mayor of Alma, TX, stated that some of the annexations were in conflict with City of Alma ordinances.

Holly Heil, 3357 Sleepy Hollow Rd., stated that she had emailed the city attorney regarding changes to her development agreement, and that the first communication from the city was the annexation public hearing notices.

Amy Hedtke, 106 Vanderbilt, spoke against annexation.

Randall Oliver, 5020 E. Hwy 34, spoke against development agreement and annexation.

Doug Stokes, 304 Liska, spoke against development agreement and annexation and current flooding concerns with his property.

Terry Heil, 3357 Sleepy Hollow Road, thanked the Commission for listening to complaints.

Don Rose, 311 Liska, signed a development agreement in last year and stated that agreement is in favor of the city, not the owners.

Craig Trojacek, 562 Turner Road, questioned what the ETJ is and can it change.

Don Rose, 311 Liska, commented on the zoning process in city limits.

Mayor Juenemann thanked the public for their comments and reminded them that the Commissions intent is to do what is best for the community. The public hearing was closed.

ADJOURNMENT

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 7:36 P.M.

ATTEST:



 CITY SECRETARY

APPROVED:



 MAYOR

