

**ENNIS CITY COMMISSION MEETING MINUTES  
REGULAR MEETING  
TUESDAY, MAY 1, 2018  
6:00 P.M.**

**CALL TO ORDER**

Mayor Juenemann called a meeting of the Ennis City Commission to order on Tuesday, May 1, 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	absent
Shirley Watson	Commission Member, Ward 4	absent
Bill Honza	Commission Member, Ward 5	

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Assistant Chief David Anthony offered the Invocation.  
The Pledge of Allegiance was led by Mayor Juenemann

**PRESENTATIONS**

Mayor Juenemann read and presented a Proclamation for Motorcycle Safety Awareness in the City of Ennis. Mr. Johnny Pitts thanked the Mayor and staff for the proclamation and provided information on the importance of the recognition by municipalities and the resulting support that is provided for safety signage by the Texas Department of Public Safety.

City Manager Dixon gave a presentation on the Union Pacific Safety Zone, which included a slides and video showing plans for an underpass at the Ennis Avenue railroad tracks.

**COMMISSIONER UPDATES**

Mayor Juenemann thanked the Garden Club, Economic Development Corporation, Visitor's Center, and Main Street for the Bluebonnet Festival. The Mayor also provided information on the Relay for Life, which raised over \$65,000.

**CITIZENS PUBLIC COMMENT PERIOD**

Kim Malone with Angels Walking by Faith, thanked the City Commission for their support of the organization and shelter.

**CONSENT AGENDA**

- 1. Approval of the April 17, 2018 City Commission Regular Meeting Minutes.**
- 2. Approval of the April 18, 2018 City Commission Special Meeting Minutes.**
- 3. Receive an Investment Report for the period ended March 31, 2018.**
- 4. Discuss and consider Resolution No. 2018-0501-04 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Milton and Janice Spaniel, Co-Trustees of Spaniel Family Trust, the owners of a tract of land known as Ellis CAD ID 189696, generally located east of I-45, west of Hornik Road and north of Valek Road; and being an approximate 18.5 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. 2018-0501-05 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Milton and Janice Spaniel, Co-Trustees of Spaniel Family Trust, the owners of a tract of land known as Ellis CAD IDs 255544 and 189759, generally located east of Valek Road, south of Hornik Road, north of FM 85 and west of Spence Road; and being an approximate 9.71 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. 2018-0501-06 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and L.R. Reed and Ann Reed Gibson, the owners of a tract of land known as Ellis CAD ID 190422, generally located west of Nesuda Road, south of Rider Road, north of Highway 287 and east of Cooke Road; and being an approximate 81.06 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County, Texas, and authorizing the City Manager to sign same.**
- 7. Discuss and consider Resolution No. 18-0501-07 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Richard and Stephanie Cook, the owners of a tract of land known as Ellis CAD ID 190351, generally located west of FM 1722, north of Rider Road, east of Nesuda Road and south of Dunkerly Road; and being an approximate 44.51 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County, Texas, and authorizing the City Manager to sign same.**
- 8. Discuss and consider Resolution No. 18-0501-08 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Terry and Holly Heil, the owners of a tract of land known as Ellis CAD ID 184002, located at 3357 Sleepy Hollow Road; and being an approximate 63.94 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. 18-0501-09 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Douglas Stokes, the owner of a tract of land known as Ellis CAD ID 230925, generally located south of Hwy 287, north of Liska Road and east of Ensign Road; and being an approximate 2.45 acre tract of land**

situated in the WM H McKinney Survey, Abstract No. 686, Ellis County, Texas, and authorizing the City Manager to sign same.

10. Discuss and consider Resolution No. 18-0501-10 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Janice Cooper, the owner of a tract of land known as Ellis CAD ID 183857, located at 2700 N Preston Street; and being an approximate 47.39 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.

11. Discuss and consider Resolution No. 18-0501-11 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Ronnie and Mary Travis, the owners of a tract of land known as Ellis CAD ID 184054, located at 2715 NW Main Street; and being an approximate 11.73 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.

12. Discuss and consider Resolution No. 18-0501-12 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Joyce Bradshaw and David Bradshaw, the owners of a tract of land known as Ellis CAD ID 266080, located at 400 Turner Road; and being an approximate 20.0 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.

13. Discuss and consider Resolution No. 18-0501-13 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Donald Albert Thompson, the owner of a tract of land known as Ellis CAD ID 183696, located at 4117 FM 1183; and being an approximate 89.66 acre tract of land situated in the A. Gonzaba Survey, Abstract No. 381, Ellis County, Texas, and authorizing the City Manager to sign same.

14. Discuss and consider Resolution No. 18-0501-14 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Donna O. Oliver, the owner of a tract of land known as Ellis CAD ID 189717, located at 85 Valek Road; and being an approximate 56.96 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.

Mayor Juenemann read the Consent Agenda. Commissioner Hernandez 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**

15. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from "R-7" Single Family District and "M-2" Heavy Manufacturing District to "CC" Corridor Commercial District for an approximately 2.14 acres lot, tract, or parcel of land.

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

16. 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.

## ITEMS FOR INDIVIDUAL CONSIDERATION

**17. Presentation, discussion, and approval of the Fiscal Year 2017 Annual Audit by Yeldell, Wilson, Wood & Reeve, P.C.**

Pulled from the agenda.

**18. Discuss and consider all matters incident and related to the issuance, sale and delivery of "City of Ennis, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2018", including the adoption of an ordinance authorizing the issuance of such certificates of obligation.**

Mayor Juenemann read the item. Assistant City Manager Randall Heye introduced Mark McLiney of with SAMCO Capital Markets, who provided information regarding the issuance of Certificates of Obligation for the purpose of improving streets and gutters related to drainage and utility relocation, improvements to the water/sewer systems, the construction of a public safety facility, and park facilities in an amount not to exceed \$2.6 million. A recommendation to accept the bid submitted by Robert W. Baird was given. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to accept a bid from Robert W. Baird and adopt an ordinance authorizing the issuance of Combination Tax and Revenue Certificates of Obligation, Series 2018. A vote was cast, 5 in favor, 0 against. Motion passed.

**19. Discuss and consider all matters incident and related to approving and authorizing publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation, Series 2018A including the adoption of a resolution pertaining thereto.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Mayor Pro Tem Walker, to approve a resolution authorizing the publication of a Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation, Series 2018A. A vote was cast, 5 in favor, 0 against. Motion passed.

**20. Discuss and consider a Resolution authorizing the creation of a rental dwelling implementation committee; establishing process for appointment of members; and establishing duties of the committee.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve a resolution authorizing the creation of a rental dwelling implementation committee and establish duties and a process for appointing members. A vote was cast, 5 in favor, 0 against. Motion passed.

**21. Discuss and consider a Resolution re-appointing Doctor Craig S. Yetter as City of Ennis Local Health Authority (LHA) for a two-year term expiring May 18, 2020, for a total term amount of \$3600.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve a resolution re-appointing Dr. Craig Yetter as City of Ennis Local Health Authority for a two-year term expiring May 18, 2020 for a term amount of \$3600. A vote was cast, 5 in favor, 0 against. Motion passed.

**22. Discuss and consider amending the Zoning Ordinance of the City of Ennis from “R-7” Single Family District and “M-2” Heavy Manufacturing District to “CC” Corridor Commercial District for an approximately 2.14 acres lot, tract, or parcel of land.**

Mayor Juenemann read the item. Mr. Doak Ralston addressed the commission regarding the desire to have the property zoned to allow for retail development. Commissioner Pruitt made a motion, seconded by Mayor Pro Tem Walker, to amending the zoning ordinance from “R-7” and “M-2” to “CC” for an approximate 2.14-acre parcel of land. A vote was cast, 5 in favor, 0 against. Motion passed.

**23. Discuss and consider an Economic Development Agreement in the amount of \$450,000 for project JT Evans; a retail development to be located at 402 N IH45 whose purpose is to provide new and expanding business development in the city.**

Mayor Juenemann read the item. Commissioner Pruitt made a motion, seconded by Commissioner Honza, to approve an economic development agreement in the amount of \$450,000 for project JT Evans. A vote was cast, 5 in favor, 0 against. Motion passed.

**24. Discuss and consider approving an Economic Development Agreement in the amount of \$300,000 with Project JT Evans, a retail development to be located at 402 N IH45 whose purpose is to provide new and expanding business development in the city, and TIRZ#2.**

Mayor Juenemann read the item. Commissioner Pruitt made a motion, seconded by Mayor Pro Tem Walker, to approve an economic development agreement in the amount of \$300,000 between JT Evans and TIRZ#2. A vote was cast, 5 in favor, 0 against. Motion passed.

**25. Discuss and consider approving a grant close-out and final payment of a Historic Preservation Grant for improvements made to 213 West Ennis Avenue.**

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Pruitt, to approve a grant close-out and final payment of a historic preservation grant form 213 West Ennis Avenue. A vote was cast, 5 in favor, 0 against. Motion passed.


**26. Discuss and consider approval of an Ordinance regulating athletic field usage to require permitting; allowing for the designation of closed fields; specifying required signage; and provide for enforcement and penalties.**

Mayor Juenemann read the item. Commissioner Pruitt made a motion, seconded by Mayor Pro Tem Walker, to approve an ordinance, subject to final approval by the City Attorney, regulating athletic field usage to require permitting, allow for the designation of closed fields, specify required signage, and provide for enforcement and penalties. A vote was cast, 5 in favor, 0 against. Motion passed.

**ADJOURNMENT**

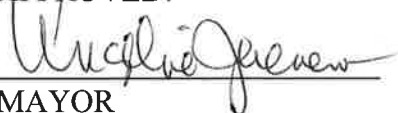
With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 6:55 P.M.

ATTEST:

  
CITY SECRETARY



APPROVED:

  
MAYOR