

**ENNIS CITY COMMISSION MEETING MINUTES
REGULAR MEETING
TUESDAY, JULY 18, 2017
6:00 P.M.**

CALL TO ORDER

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Tuesday, July 18, 2017 at 6:03 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

INVOCATION AND PLEDGE OF ALLEGIANCE

Dr. Kinzie offered the Invocation.
Mayor Juenemann led the Pledge of Allegiance

ROLL CALL

City Secretary Angie Wade called roll; 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

STAFF REPORTS

City Manager Dixon reviewed Staff Reports with the Commission providing updates and information regarding on Fire Station #3; 35 to 40 new home builds to date in the city; potential restaurants to include Steak and Shake, Arby's and Popeyes; one positive West Nile Virus mosquito test; code compliance issues; jet fuel at the airport; proposed Parks Master Plan; Hwy 287 bypass; and a Minnie McDowell update regarding installation of trees.

PUBLIC HEARING

City Attorney Brenda McDonald provided information to citizens regarding the annexation timeline of action taken by the City Commission.
Mayor Juenemann called for citizens that would like to speak on agenda items #12 thru #66 and opened a Public Hearing.

27. 1st Public Hearing – Proposed annexation of Ellis CAD ID 187198, located at 4120 Beach Rd, Ellis County, and being an approximate 17.0 acre tract of land; and the proposed annexation of the portion of Beach Rd adjacent to said territory. – Owner: Sarah Lewis Violet Lynch and Sarah Lewis spoke regarding the property at 4120 Beach Road.

12. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190367, located at 304 Old Waxahachie Rd, Ellis County, and being an approximate 2.0 acre tract of land; and the proposed annexation of the portion of Clemmons Rd adjacent to said territory. – Owner: Nay C. Maxwell Estate Trust

13. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190366, generally located south of Highway 287, north and east of Old Waxahachie Rd and west of S. Cooke Rd; and being an approximate 159.87 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County; and the proposed annexation of the portions of Clemmons Rd and Old Waxahachie Rd adjacent to said territory. – Owners: Monte Maxwell et al

14. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190396, generally located at the intersection of Old Waxahachie Rd and Clemmons Rd; and being an approximate 2.0 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County; and the proposed annexation of the portions of Clemmons Rd and Old Waxahachie Rd adjacent to said territory. – Owners: Lynn and Glenda Wilhoite

15. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190316, located at 110 Clemmons Rd, Ellis County, and being an approximate 2.0 acre tract of land; and the proposed annexation of the portion of Clemmons Rd adjacent to said territory. – Owner: Brazos Electric Power

16. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190313, generally located north of Old Waxahachie Rd, east of Cooke Rd and south of Highway 287; and being an approximate 66.5 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 955, Ellis County; and the proposed annexation of the portion of Old Waxahachie Rd adjacent to said territory. – Owners: Lynn L. Spaniel and Richard Spaniel et al

17. 1st Public Hearing – Proposed annexation of Ellis CAD ID 185959, located at 3603 Ennis Pkwy, Ellis County, and being an approximate 2.69 acre tract of land; and the proposed annexation of the portions of Laneview Dr and Ennis Pkwy adjacent to said territory. – Owners: Allen and Vicki Fisher

18. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 194581 and 194580, generally located east of Laneview Dr, south of Ennis Pkwy, west of Highway 287 and north of Lake Bardwell Dr; and being an approximate 42.14 acre tract of land situated in the R.R. Jackson Survey, Abstract No. 550, and in the R.A. Barton Survey, Abstract No. 55, Ellis County; and the proposed annexation of the portion of Ennis Pkwy adjacent to said territory. – Owners: Paul and Donna Kitchen

19. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190955, located at 2911 Lakeview Dr, Ellis County, and being an approximate 5.89 acre tract of land; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owner: Cesar Acosta

20. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190949, located at 214 Mikel Rd, Ellis County, and being an approximate 3.34 acre tract of land; and the proposed

annexation of the portion of Mikel Rd adjacent to said territory. – Owners: Charles D. Macalik, Lilly Waldrop, Thomas W. Macalik, Cindy M. Jordan and David J. Macalik

21. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190966, located at 3109 Lakeview Dr, Ellis County, and being an approximate 1.49 acre tract of land; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owner: Daniel Yrlas

22. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190965, located at 3921 Lakeview Dr, Ellis County, and being an approximate 15.35 acre tract of land; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owners: Leola Barton Life Estate, Gilbert A. Barton, Stephen C. Barton, Lloyd V. Barton and Wendall B. Barton

23. 1st Public Hearing – Proposed annexation of Ellis CAD ID 187210, located at 3931 Lakeview Dr, Ellis County, and being an approximate 24.93 acre tract of land; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owners: David and Wyndi Dillon

24. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190982, generally located south of Lake Bardwell Dr, west of Lakeview Dr and north of Beach Rd; and being an approximate 5.19 acre tract of land situated in the O. Shannon Survey, Abstract No. 989, Ellis County; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owner: Dennis Little

25. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 194784 and 202556, located at 4215 Lakeview Dr, Ellis County, and being an approximate 10.78 acre tract of land; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owner: Barry Jones

26. 1st Public Hearing – Proposed annexation of Ellis CAD ID 190977, generally located at the southwest corner of the bend in Lakeview Dr and south of Mikel Rd; and being an approximate 15.3 acre tract of land situated in the O. Shannon Survey, Abstract No. 989, Ellis County; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owner: Juan Rivas

28. 1st Public Hearing – Proposed annexation of Ellis CAD ID 200548, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 16.0 acre tract of land described as being Lots 40, 41, 78, 79, 82-85, Champion Estates Addition, Ellis County; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Kamy Trust, Inc.

29. 1st Public Hearing – Proposed annexation of Ellis CAD ID 194318, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 2.0 acre tract of land described as being Lot 42, Champion Estates Addition, Ellis County. – Owner: Ken Klatt

- 30. 1st Public Hearing – Proposed annexation of Ellis CAD ID 194323, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 4.0 acre tract of land described as being Lots 43 and 44, Champion Estates Addition, Ellis County. – Owner: Gerald Dukta**
- 31. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183631, located at 1055 Liska Rd, Ellis County, and being an approximate 1.99 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Baltazar Gonzales**
- 32. 1st Public Hearing – Proposed annexation of Ellis CAD ID 200557, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 16.0 acre tract of land described as being Lots 45, 46, 74 and 87-89, Champion Estates Addition, Ellis County; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Kamy Trust, Inc.**
- 33. 1st Public Hearing – Proposed annexation of Ellis CAD ID 194321, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 2.0 acre tract of land described as being Lot 73, Champion Estates Addition, Ellis County. – Owner: Ronald Lewis**
- 34. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 183765, 183770 and 196167, located at 987 and 957 Liska Rd, Ellis County, and being an approximate 20.26 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owners: Harvey and Glenda Dixon**
- 35. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183763, located at 903 Liska Rd, Ellis County, and being an approximate 1.0 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Wilbert Hodges**
- 36. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183760, located at 879 Liska Rd, Ellis County, and being an approximate 1.0 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Teresa Castillo**
- 37. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183742, located at 841 Liska Rd, Ellis County, and being an approximate 3.0 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Juan Zambrano**
- 38. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183745, located at 825 Liska Rd, Ellis County, and being an approximate 1.0 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owners: Juan and Beatrice Zambrano**
- 39. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183748, located at 805 Liska Rd, Ellis County, and being an approximate 0.71 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owners: Benito and Rufina Albarado**

- 40. 1st Public Hearing – Proposed annexation of Ellis CAD ID 227499, located at 5585 Ensign Rd, Ellis County, and being an approximate 8.64 acre tract of land; and the proposed annexation of the portion of Ensign Rd adjacent to said territory. – Owners: Douglas and Donna Hovis**
- 41. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183768, located at 5703 Ensign Rd, Ellis County, and being an approximate 9.07 acre tract of land; and the proposed annexation of the portion of Ensign Rd adjacent to said territory. – Owner: Jennifer Penrod**
- 42. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183604, located at 3500 Observation Dr, Ellis County, and being an approximate 35.5 acre tract of land; and the proposed annexation of the portion of Observation Dr adjacent to said territory. – Owner: Santos Lozano**
- 43. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183634, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 6.0 acre tract of land described as being Lots 4, 5 and 6, Champion Estates Addition, Ellis County. – Owner: Kamy Trust, Inc.**
- 44. 1st Public Hearing – Proposed annexation of Ellis CAD ID 194322, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 2.0 acre tract of land described as Lot 33, Champion Estates Addition, Ellis County. – Owner: Roland Smith**
- 45. 1st Public Hearing – Proposed annexation of Ellis CAD ID 194324, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 2.0 acre tract of land described as Lot 36, Champion Estates Addition, Ellis County. – Owners: Virginia Tarver and John Tony**
- 46. 1st Public Hearing – Proposed annexation of Ellis CAD ID 194316, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 2.0 acre tract of land described as Lot 37, Champion Estates Addition, Ellis County. – Owner: C.L. John**
- 47. 1st Public Hearing – Proposed annexation of Ellis CAD ID 194330, generally located south of Liska Rd, east of Lakeview Dr, north of Observation Rd and west of Ensign Rd; and being an approximate 4.0 acre tract of land described as Lots 2 and 3, Champion Estates Addition, Ellis County. – Owner: Joseph Tykodi**
- 48. 1st Public Hearing – Proposed annexation of Ellis CAD ID 249382, generally located north of Observation Rd, east of Lakeview Dr, south of Liska Rd and west of Ensign Rd; and being an approximate 0.98 acre tract of land situated in the A. Gonzaba Survey, Abstract No. 381, Ellis County. – Owners: Eugene Teague and Gary Teague d/b/a Tupelo Land Co.**
- 49. 1st Public Hearing – Proposed annexation of Ellis CAD ID 199900, located at 5110 Ensign Rd, Ellis County, and being an approximate 249.99 acre tract of land; and the proposed annexation of the portions of Ensign Rd and Liska Rd adjacent to said territory. – Owner: Willie Kucera**

- 50. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183712, located at 3829 FM 1183, Ellis County, and being an approximate 0.74 acre tract of land; and the proposed annexation of the portion of FM 1183 adjacent to said territory. – Owners: Franklin Sellers and San Juana Vargas**
- 51. 1st Public Hearing – Proposed annexation of Ellis CAD ID 183603, generally located west of FM 1183, south of Liska Rd, north of Central High Rd and east of Ensign Rd; and being an approximate 62.96 acre tract of land situated in the A. Gonzaba Survey, Abstract No. 381, Ellis County; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Jay Roberts**
- 52. 1st Public Hearing – Proposed annexation of Ellis CAD ID 195833, generally located west of FM 1183, south of Liska Rd, north of Central High Rd and east of Ensign Rd; and being an approximate 0.98 acre tract of land situated in the A. Gonzaba Survey, Abstract No. 381, Ellis County; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Johnny Zambrano**
- 53. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 198845 and 197130, located at 211 and 245 Liska Rd, Ellis County, and being an approximate 1.97 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owners: Juana and Pedro Guzman**
- 54. 1st Public Hearing – Proposed annexation of Ellis CAD ID 201530, located at 259 Liska Rd, Ellis County, and being an approximate 1.83 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owners: Salvador Baeza-Govea and Sandra Angelica Madera**
- 55. 1st Public Hearing – Proposed annexation of Ellis CAD ID 195616, located at 315 Liska Rd, Ellis County, and being an approximate 1.45 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Larry Bouska**
- 56. 1st Public Hearing – Proposed annexation of Ellis CAD ID 199128, located at 372 Liska Rd, Ellis County, and being an approximate 2.5 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owners: Thomas and Deborah Liska**
- 57. 1st Public Hearing – Proposed annexation of Ellis CAD ID 189955, located at 504 Liska Rd, Ellis County, and being an approximate 21.72 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Ramona Farmer**
- 58. 1st Public Hearing – Proposed annexation of Ellis CAD ID 189947, located at 630 Liska Rd, Ellis County, and being an approximate 2.02 acre tract of land; and the proposed annexation of the portion of Liska Rd adjacent to said territory. – Owner: Jose Arroyo**
- 59. 1st Public Hearing – Proposed annexation of Ellis CAD ID 189958, located at 4918 Ensign Rd, Ellis County, and being an approximate 2.24 acre tract of land; and the proposed**

annexation of the portion of Ensign Rd adjacent to said territory. – Owners: Jessie and Diane Maldonado

60. 1st Public Hearing – Proposed annexation of Ellis CAD ID 189951, generally located east Ensign Rd, south of Highway 287 and north of Liska Rd; and being an approximate 2.27 acre tract of land situated in the D. Rose Survey, Abstract No. 905, Ellis County; and the proposed annexation of the portion of Ensign Rd adjacent to said territory. – Owners: Carl and Sandra Bullard

61. 1st Public Hearing – Proposed annexation of Ellis CAD ID 204653, located at 4318 Ensign Rd, Ellis County, and being an approximate 0.6 acre tract of land; and the proposed annexation of the portion of Ensign Rd adjacent to said territory. – Owner: Jose Antonio Zamora

62. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 197007, 197008, 189870 and 196789, located at 4409 and 4425 Ensign Rd, Ellis County, and being an approximate 19.48 acre tract of land; and the proposed annexation of the portion of Ensign Rd adjacent to said territory. – Owner: Charles Evans

63. 1st Public Hearing – Proposed annexation of Ellis CAD ID 189954, generally located south of Highway 287, west of Ensign Rd, north of Liska Rd and east of Lakeview Dr; and being an approximate 72.91 acre tract of land situated in the D. Rose Survey, Abstract No. 905, Ellis County; and the proposed annexation of the portion of Ensign Rd adjacent to said territory. – Owner: Ellis County Investments

64. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 191069, 201315 and 190954, located at 3426 Lakeview Dr, Ellis County, and being an approximate 82.84 acre tract of land; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owner: Ronald Holubar

65. 1st Public Hearing – Proposed annexation of Ellis CAD IDs 190958 and 190959 located at 3320 Lakeview Dr, Ellis County, and being an approximate 115.63 acre tract of land; and the proposed annexation of the portion of Lakeview Dr adjacent to said territory. – Owners: Charles Holubar and Gene Holubar

66. 1st Public Hearing – Proposed annexation of Ellis CAD ID 197043, generally located south of Highway 287, west of Ensign Rd, east of Lakeview Dr and north of Liska Rd; and being an approximate 1.12 acre tract of land situated in the W.H. Bundy Survey, Abstract No. 64, Ellis County. – Owners: Charles Holubar and Ronald Holubar

Steve Marshall, 865 Liska, spoke regarding city services and the lack of information provided to citizens.

Mark Cleveland, 17010 Lexington, spoke regarding Development Agreement term revisions.

Mayor Juenemann closed the public hearing for Agenda Items #12 thru #66

67. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from “O” Office District to “C-PD” Commercial Planned Development District for a total of approximately 0.7204 acre for Justin McGahan (fronting the 700 block of W. Madison St.)

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

68. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from “T” Transition District to “D” Dwelling District (Duplex and Townhouse) for a total of approximately 0.4301 acre for Justin McGahan (fronting the 700 block of W. Madison St.)

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

69. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from “A” Agricultural District and “R-10” Single Family District to “TH” Townhouse District for a total of approximately 1.786 acres for Donald Smith (fronting the 2400 & 2500 blocks of Pebble Beach Dr.

Mayor Juenemann read the item and opened the public hearing. Bill Hull, 2502 Inverrary Road, spoke against the zoning change. Mayor Juenemann closed the public hearing

70. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from “R-5” Single Family District, “R-7” Single Family District, and “R-10” Single Family District to “A” Agricultural District for a total of approximately 63.2048 acres for Donald Smith (fronting the 2700, 2900, 3000, 3100, 3200 blocks of Sleepy Hollow Rd., the 2500 and 2600 blocks of Inverrary Dr., the 1700 block of Prestwick Ln., and the 1600 and 1700 blocks of Carnoustie Dr.)

Mayor Juenemann read the item and opened the public hearing. Bill Hull, 2502 Inverrary Road, spoke in favor of the zoning change to “A” Agricultural District. Mayor Juenemann closed the public hearing

COMMISSIONER UPDATES

Commissioner Hejny thanked the City for the July 4th program and fireworks.

City Manager Dixon spoke regarding the success of the June 30th Employee Appreciation luncheon commenting that over \$2,000 had been raised for the United Way.

CITIZENS PUBLIC COMMENT PERIOD

No one spoke.

CONSENT AGENDA

1. Approval of the June 20, 2017 City Commission Meeting Minutes.

2. Discuss and consider Resolution No. 2017-0718-02 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Brandon R. and Bridgette D. Nichols, the owners of a tract of land known as Ellis CAD ID 258876, located at 300 Laneview Road; and being an approximate 7.91 acre tract of land situated in the R. R. Jackson Survey, Abstract No. 550, Ellis County, Texas, and authorizing the City Manager to sign same.

- 3. Discuss and consider Resolution No. 2017-0718-03 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Betty Trlica Life Estate and Annastazia Rose Welch, Trustee of The Betty L. Trlica Revocable Trust, the owners of a tract of land known as Ellis CAD IDs 190928 and 190927, located at 3009 Lakeview Drive; and being an approximate 15.67 acre tract of land situated in the W. Spurlin Survey, Abstract No. 983, Ellis County, Texas, and authorizing the City Manager to sign same.**
- 4. Discuss and consider Resolution No. 2017-0718-04 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Jace E. and Felicia Layton, the owners of a tract of land known as Ellis CAD ID 187203, located at 4095 Lakeview Drive; and being an approximate 21.57 acre tract of land situated in the J. Mott Survey, Abstract No. 667, and the O. Shannon Survey, Abstract No. 989, Ellis County, Texas, and authorizing the City Manager to sign same.**
- 5. Discuss and consider Resolution No. 2017-0718-05 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Stephen and Deana Marshall, the owners of a tract of land known as Ellis CAD ID 183747, located at 865 Liska Rd; and being an approximate 1.0 acre tract of land situated in the A. Gonzaba Survey, Abstract No. 381, Ellis County, Texas, and authorizing the City Manager to sign same.**
- 6. Discuss and consider Resolution No. 2017-0718-06 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Robert E. Brockman, the owner of a tract of land known as Ellis CAD ID 194325, generally located south of Liska Road, east of Lakeview Drive, north of Observation Drive and west of Ensign Road; and being an approximate 2.0 acre tract of land described as Lot 35, Champion Estates Addition, Ellis County, Texas, and authorizing the City Manager to sign same.**
- 7. Discuss and consider Resolution No. 2017-0718-07 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Stanley J. Liska, the owner of a tract of land known as Ellis CAD ID 187494, located at 328 Liska Road; and being an approximate 7.83 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.**
- 8. Discuss and consider Resolution No. 2017-0718-08 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Michael P. and Nannette Liska, the owners of a tract of land known as Ellis CAD ID 198931, located at 348 Liska Road; and being an approximate 3.13 acre tract of land situated in situated in the Wm. H. McKinney Survey, Abstract No. 686, Ellis County, Texas, and authorizing the City Manager to sign same.**
- 9. Discuss and consider Resolution No. 2017-0718-09 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Stanley J. Liska, the owner of a tract of land known as Ellis CAD ID 187500, located at 354 Liska Road; and being an approximate 3.0 acre tract of land situated in 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. 2017-0718-10 - authorizing City Manager to execute a development**

agreement between City of Ennis, Texas and Bobbie Ray Winterrowd, the owner of a tract of land known as Ellis CAD ID 189875, located at 4810 Ensign Road; and being an approximate 3.13 acre tract of land situated in the D. Rose Survey, Abstract No. 905, Ellis County, Texas, and authorizing the City Manager to sign same.

11. Discuss and consider Resolution No. 2017-0718-11 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Leslie Henry, the owner of a tract of land known as Ellis CAD ID 210608, located at 178 Mikel Road; and being an approximate 1.0 acre tract of land situated in the W. Spurlin Survey, Abstract No. 983, Ellis County, Texas, and authorizing the City Manager to sign same.

Mayor Juenemann announced the Consent Agenda. Commissioner Hernandez made a motion, seconded by Commissioner Pruitt, to approve the consent agenda. A vote was cast, 7 in favor, 0 against. Motion passed.

INDIVIDUAL ITEMS FOR CONSIDERATION

71. Discuss and consider an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “O” Office District to “C-PD” Commercial Planned Development District for a total of approximately 0.7204 acre for Justin McGahan (fronting the 700 block of W. Madison St.)

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Pruitt, to approve the Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “O” Office District to “C-PD” Commercial Planned Development District for a total of approximately 0.7204 acre. A vote was cast, 7 in favor, 0 against. Motion passed.

72. Discuss and consider an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “T” Transition District to “D” Dwelling District (Duplex and Townhouse) for a total of approximately 0.4301 acre for Justin McGahan (fronting the 700 block of W. Madison St.)

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Hejny, to approve the Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “T” Transition District to “D” Dwelling District (Duplex and Townhouse) for a total of approximately 0.4301. A vote was cast, 7 in favor, 0 against. Motion passed.

73. Discuss and consider an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “A” Agricultural District and “R-10” Single Family District to “TH” Townhouse District for a total of approximately 1.786 acres for Donald Smith (fronting the 2400 & 2500 blocks of Pebble Beach Dr.)

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion to deny the request for an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “A” Agricultural District and “R-10” Single Family District to “TH” Townhouse District for a total of approximately 1.786 acres. A vote was cast, 7 in favor, 0 against. Motion passed.

74. Discuss and consider an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “R-5” Single Family District, “R-7” Single Family District, and “R-10” Single Family District to “A” Agricultural District for a total of approximately 63.2048 acres for Donald Smith (fronting the 2700, 2900, 3000, 3100, 3200 blocks of Sleepy Hollow Rd., the

2500 and 2600 blocks of Inverrary Dr., the 1700 block of Prestwick Ln., and the 1600 and 1700 blocks of Carnoustie Dr.)

Mayor Juenemann read the item. City Manager Dixon reported meeting with the requestor, Mr. Smith, regarding tax exemptions on the property as currently zoned. Mr. Dixon reported that R-10 zoning does not restrict the owner from having cattle on the property, which is necessary to receive the full agricultural exemption. Commissioner Hejny made a motion, seconded by Commissioner Pruitt to deny the request for an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from “R-5” Single Family District, “R-7” Single Family District, and “R-10” Single Family District to “A” Agricultural District for a total of approximately 63.2048 acres. A vote was cast, 7 in favor, 0 against. Motion passed.

75. Discuss and consider approving By-Laws for the Kaufman Development District Board.

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Mayor Pro Tem Walker, to approve the By-Laws for the Kaufman Development District Board. A vote was cast, 7 in favor, 0 against. Motion passed.

[Mayor Juenemann recused herself from Item 76]

76. Discuss and consider a grant close-out and final payment of a Historic Preservation Grant for improvements made to 113 N. Dallas.

Mayor Pro Tem Walker read the item. Commissioner Hernandez made a motion, seconded by Commissioner Watson, to approve a grant close-out final payment of a Historic Preservation Grant for improvements made to 113 N. Dallas. A vote was cast, 6 in favor, 0 against – 1 abstention. Motion passed.

[Mayor Juenemann returned to the meeting]

77. Consider a Resolution approving a design contract with Schaumberg and Polk, Inc. in the sum of three hundred and seventy-seven thousand dollars \$377,000 and providing an effective date.

Mayor Juenemann read the item. Mr. Rick Haberly with Schaumberg and Polk addressed the Commissioner regarding conditions of the current wastewater treatment plant and the need for a replacement plant in the near future. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hernandez, to approve a contract with Schaumberg and Polk, Inc. in the sum of three hundred and seventy-seven thousand dollars. A vote was cast, 7 in favor, 0 against.

78. Consider a Resolution approving a professional services agreement with Pavlik and Associates to provide consulting services related to the current and proposed replacement airports in the City of Ennis in the amount of \$60,000.

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Pruitt, to adopt a resolution approving a professional services agreement with Pavlik and Associates to provide consulting services related to the current and proposed replacement airports in the amount of \$60,000. A vote was cast, 7 in favor, 0 against.

79. Consider a Public Facilities Use application for a Street Closure submitted by Ennis Main Street on behalf of Ellis County Emergency Management, Ennis Public Theater, Unity

in the Community, and the Southern Region to End Alzheimer's Walk for September 29th and September 30th, 2017.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Hernandez, to approve a Public Facilities Use application for a Street Closure submitted by Main Street. A vote was cast, 7 in favor, 0 against. Motion passed.

80. Consider adopting the 2017 Capital Improvement Plan.

Mayor Juenemann read the item. City Manager Dixon informed the Commission that the plan submitted is a guiding vision for the future and that proposed costs may change, but that staff will stay to the plan as much as possible. Mr. Dixon also stated that this action was not adopting a funding plan. Commissioner Honza made a motion, seconded by Mayor Pro Tem Walker, to adopt the 2017 Capital Improvement Plan. A vote was cast, 7 in favor, 0 against. Motion passed.

81. Consider all matters incident and related to the issuance and sale of "City of Ennis, Texas, General Obligation Refunding Bond, Series 2017", including the adoption of an ordinance authorizing the issuance of such bond and approving a deposit agreement.

Mayor Juenemann read the item. Andrew Friedman with SAMCO Capital Investments addressed the Commissioner regarding bid results, stating that six bids were received with the top bid from First National Bank of Texas from Killeen at 1.50%. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hejny, to adopt an ordinance authorizing the issuance of a General Obligation Refunding Bond, Series 2017 and approving a deposit agreement. A vote was cast, 7 in favor, 0 against. Motion passed.

82. Consider a Resolution finding Oncor Electric Delivery Company, LLC's application to change rates within the City should be denied.

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Pruitt, to approve a resolution denying Oncor Electric Delivery Company's application to change rates within the City. A vote was cast, 7 in favor, 0 against. Motion passed.

83. Consider appointments and reappointments to the Museum Board for two-year terms to expire August 1, 2019.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Hejny, to appoint Robbie Keever and Steve Fallen, and to reappoint John McIntosh and Dane Williams to the Museum Board, all for two-year terms to expire August 1, 2019. A vote was cast, 7 in favor, 0 against. Motion passed.

84. Consider appointments and reappointments to the Library Board for two-year terms to expire August 1, 2019.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Watson, to reappoint Raymond Caldwell, Cecilia Cameron, Calissa Hunter, Laura Meeker, Kathy Morse, Brian Prachyl, and J'layna Betik to the Library Board for two-year terms to expire August 1, 2019. A vote was cast, 7 in favor, 0 against. Motion passed.

85. Consider appointments and reappointments to the Historic Landmark Commission for two-year terms to expire August 1, 2019.

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hernandez to reappoint Jim Ferguson, Cathie Morales, Nora Puckett, Paul Penfold,

Joanne Ventura, and Theresa Snodgrass to the Historic Landmark Commission for two-year terms to expire August 1, 2019. A vote was cast, 7 in favor, 0 against. Motion passed.

86. Consider appointments and reappointments to the Planning and Zoning Commission for two-year terms to expire August 1, 2019.

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Watson, to reappoint Kevin Culpepper, William Davis, Mike French, Glen Hejny, and Jerold Nichols to the Planning and Zoning Commission for two-year terms to expire August 1, 2019. A vote was cast, 7 in favor, 0 against. Motion passed.

87. Consider approval of the FY17 3rd Quarter Financial Report.

Mayor Juenemann read the item. No action taken

EXECUTIVE SESSION

The City Commission will recess into closed Executive Session pursuant to Texas Government Code:

- a. Section 551.087 – Deliberation regarding Economic Development negotiations**
 - **Project Bautech**
 - **Project Globe Products**
 - **Project Plaza P3**
 - **IH45 Retail**
 - **Retail Development Negotiations**
- b. Section 551.072 – Deliberation regarding Real Property**
 - **Property Acquisition**

Mayor Juenemann read the Executive Session agenda and recessed the Commission into Closed Executive Session at 7:46 P.M.

Mayor Juenemann reconvened the Commission into Open Session at 8:49 P.M.

68. 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 8:49 P.M.

ATTEST:

Angie Wade

CITY SECRETARY

APPROVED:

Angeline Juenemann

MAYOR