



ENNIS CITY COMMISSION
REGULAR MEETING AGENDA
CITY COMMISSION CHAMBERS – CITY HALL
115 W. BROWN
ENNIS, TEXAS 75119
(972) 875-1234
www.ennistx.gov

TUESDAY, MAY 15, 2018
6:00 P.M.

As authorized by Texas Local Government Code Section 551.071, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.

CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

OATH OF OFFICE

City Secretary Angie Wade will administer the Oath of Office.

- Mayor Angeline Juenemann
- Commissioner Rowdy Pruitt
- Commissioner Scott Hejny
- Commissioner Bill Honza

STAFF REPORTS

- Fire Department – ISO/PPC update; fire station #3; training; Fire Marshal/emergency management; response times
- Inspections – permits and inspections stats; current projects; future projects; board updates
- Library – summer reading program; Railroad Museum; monthly activity
- Health Department – food inspections; Bluebonnet festival; Relay for Life; training opportunities; meeting with SPCA; activity summary report; helping our community; enhancing rental properties; meeting with TDSHS; mowing; illegal dumping; code enforcement activities; vector control;
- Public Works – equipment services; streets update; water; wastewater
- Economic Development – agenda items; communications and marketing; bluebonnet trails and festival
- Information Technology – training; networking; hardware service
- Police Department – recruit testing; community outreach; did you know...
- City Manager – downtown infrastructure; Star Transit; online utility bill pay; sidewalk grant; Union Pacific railroad safety zone; rental ordinance update; airport improvements; fire station #3; replacement airport; street improvements; new joint fire and police facility/Lake Bardwell grown area; building permit activity; downtown revitalization; city manager community activity; Bu-cee's update; Diane Kellenberger updates; public works facility improvements

PRESENTATIONS/UPDATES

- Drug Awareness Proclamation
- FY18 2nd Quarter Financial Report

COMMISSIONER UPDATES

Pursuant to Texas Government Code Section 551.0415 the Mayor and Commission may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Commission events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

CITIZENS PUBLIC COMMENT PERIOD

Presentations by citizens, with or without prior notification, shall be limited to three minutes, allowing discretion of the chair to reasonably extend those limits.

CONSENT AGENDA

The following may be acted upon in one motion. A City Commissioner may request items be removed from the Consent Agenda for individual consideration.

1. Approval of the May 1, 2018 City Commission Meeting Minutes.
2. Discuss and consider Resolution No. 18-0515-02 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Ennis 71 Development, LLC, the owner of a tract of land known as Ellis CAD ID 183825, generally located north of Woodcrest Drive, east of Sleepy Hollow Road and west of NW Main Street; and being an approximate 26.16 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.
3. Discuss and consider Resolution No. 18-0515-03 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and John M. Vandermeer and Steve Marshall, the owners of a tract of land known as Ellis CAD ID 190310, located at 4311 FM 1722; and being an approximate 221.99 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.
4. Discuss and consider Resolution No. 18-0515-04 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and John M. Vandermeer and Steve Marshall, the owners of a tract of land known as Ellis CAD ID 195920, generally located west of FM 1722, south of Dunkerly Road, north of Rider Road and east of Cooke Road; and being an approximate 32.25 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.
5. Discuss and consider Resolution No. 18-0515-05 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Mustang Lookout, Inc. and Michael Dunkerley, the owners of a tract of land known as Ellis CAD ID 202299, generally located west of Nesuda Road, south of Rider Road, north of Highway 287 and east of Cooke Road; and being an approximate 81.73 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.
6. Discuss and consider Resolution No. 18-0515-06 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Len and Dorothy McCoy, the owners of a tract of land known as Ellis CAD ID 183645, located at 4533 Oak Grove Road; and being an approximate 47.32 acre tract of land situated in the A. Gonzaba Survey, Abstract No. 381, Ellis County, Texas, and authorizing the City Manager to sign same.
7. Discuss and consider Resolution No. 18-0515-07 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Andrew and Heather Trojacek, the owners of a tract of land known as Ellis CAD ID 263545, generally located south of Turner Road, west and north of Sleepy Hollow Road 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 authorizing the City Manager to sign same.
8. Discuss and consider Resolution No. 18-0515-08 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Leonard H. Drozd as Trustee of the Leonard H. Drozd Living Trust, the owner of a tract of land known as Ellis CAD ID 190065, located at 3413 N. Interstate 45 and a tract of land known as Ellis CAD ID 252390 located on the west side of Interstate 45 and south of FM 85, together being an approximate 51.01 acre tract of land situated in the HL Rankin Survey, Abstract No. 928, Ellis County, Texas, and authorizing the City Manager to sign same.
9. Discuss and consider Resolution No. 18-0206-03 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Johnny Maliska, Jr., the owner of a tract of land known as Ellis CAD ID 190365, located at 3711 FM 1722; and being an approximate 41.46 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.

10. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
11. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
12. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
13. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
14. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
15. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
16. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
17. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as Ellis CAD 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
18. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
19. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

20. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
21. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
22. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
23. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
24. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
25. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
26. Discuss and consider Ordinance No. 2018-0515-XX – Annexing the hereinafter described territory known as Ellis CAD ID 187084, generally located adjacent to 273 Sun Ridge Road; and being an approximate 14.33 acre tract of land situated in the J.A. Lane Survey, Abstract No. 658, Ellis County, Texas; and the proposed annexation of the portions of Sun Ridge Road adjacent to said territory, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
27. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
28. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
29. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.
30. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

31. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

32. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

33. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

34. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

35. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

36. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as 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, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

37. Discuss and consider Ordinance No. 2018-0515-XX - Annexing the hereinafter described territory known as a portion of Ellis CAD ID 183928, located at 3805 Spur 469; and being an approximate 10.431 acre tract of land, extending the boundary limits of the City so as to include the described property, and adopting a Service Plan.

INDIVIDUAL ITEMS FOR CONSIDERATION

38. Conduct a public hearing and discuss and consider approval of an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas, from "T" Transition District to "M-2" Heavy Manufacturing District for two tracts: one being an approximately 10.431 acre tract of land situated in the Claiborne Garret Survey, Abstract Number 383, City of Ennis, Ellis County, Texas; and the second being an approximately 3.7362 acre tract of land being part of the Claiborne Garrett Survey Abstract 383, and also being Tract A and part of Tract B conveyed to James Kenneth Ward, et al, by deed recorded in Volume 576, Page 583 of the Deed Records of Ellis County, Texas (D.R.E.C.T.); and both tracts 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 (3805 Spur 469). Requested by Ennis Spur 469 LLC. P&Z case 18.01.04.

39. Discuss and consider approval of a Preliminary Engineering Agreement with Union Pacific Railroad for the UPRR Safety Zone project in an amount not to exceed \$500,000.

40. Discuss and consider approval of a Preliminary Plat for Sleepy Hollow Manor Unit IV consisting of 66 residential lots in "R-5" Single Family Residential District – 5 for a total of approximately 15.451 acres.

41. Discuss and consider approval of a Resolution approving an application for funding through the Texas Department of Agriculture, Texas Capital Fund.

42. Discuss and consider adopting a City of Ennis, Texas Citizen Participation Plan Texas Community Development Block Grant Program Complaint Procedures.
43. Discuss and consider approval of proposed Animal Sheltering Contractual Agreement between The City of Ennis and the Ellis County SPCA.
44. Discuss and consider approval of an Ordinance amending the Main Street Board By-Laws.
45. Discuss and consider the appointment of members to the Main Street Board.
46. Discuss and consider the appointment of members to the Rental Dwelling Implementation Committee.
47. Discuss and consider approval of a Resolution adopting the City of Ennis City Commission Rules and Procedures.
48. Discuss and consider approval of an Ordinance adopting Supplement 29 to the City of Ennis Code of Ordinances.
49. Discuss and consider authorizing the City Manager to execute a contract for Architectural services for the construction of a Police/Fire Public Works Facility.
50. Discuss and consider approval of a Resolution authorizing the City Manager to execute a contract with Schaumberg and Polk for engineering services for the construction of a wastewater line.
51. Discussion regarding the 2020 United States Census.

EXECUTIVE SESSION

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

- a. Section 551.072 – Deliberation regarding real property
 - b. Section 551.087 – Economic Development negotiations
 - Bautech
 - GAF
52. Take any action necessary as a result of the Executive Session

ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website www.ennistx.gov and said Notice was posted prior to the following date and time: Friday, May 11, 2018 at 5:00 P.M. and remained posted for at least two hours after said meeting was convened.

Angie Wade

ANGIE WADE, TRMC
City Secretary

City of Ennis City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.

- PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS MEETING ROOM WITH A HANDGUN THAT IS CARRIED OPENLY.

- CONFORMIDAD CON LA SECCION 30.07 CODIGO PENAL (PREVARICACION POR EL TITULAR DE LA LICENCIA CON UNA ARMA DE MANO LLEVADA ABIERTAMENTE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE LICENCIAS ARMA DE MANO), NO PUEDE ENTRAR A LA SALA DE REUNION CON UNA ARMA DE MANO QUE ES LLEVADO ABIERTAMENTE.

- PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY HOLDER OF LICENSE TO CARRY A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUB-CHAPTER H, CHAPTER 411, GOVERNMENT CODE (CONCEALED HANDGUN LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN

- ACUERDO CON LA SECCION 30.06 CODIGO PENAL (PREVARICACION POR EL TITULAR DE LA LICENCIA PARA LLEVAR UNA ARMA OCULTA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPITULO H, CAPITULO 411 CODIGO DEL GOBIERNO (LEY ARMAS OCULTAS), NO PUEDE ENTRAR A ESTA PROPIEDAD CON UN ARMA OCUL TA
