



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

TUESDAY, FEBRUARY 6, 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

- Invocation
- Pledge of Allegiance
- Roll Call

## PRESENTATIONS/UPDATES

- Farmer's Market Update

## 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 January 23, 2018 City Commission Special Meeting Minutes.
2. Approval of a Resolution ordering an election to be held May 5, 2018 for the purpose of electing a Mayor for a three (3) year term; one Commissioner from Ward 1 for a three (3) year term; one Commissioner from Ward 3 for a one (1) year term; and one Commissioner from Ward 5 for a one (1) year term; and approving a contract with Ellis County Elections and Ennis Independent School District for a Joint Election.
3. Discuss and consider Resolution No. 18-0206-03 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Melinda K. Hiler, the owner of a tract of land known as Ellis CAD ID 196581, located at 470 Blazek Road; and being an approximate 40.25 acre tract of land situated in the T.H. McKinney Survey, Abstract No. 687, Ellis County, Texas, and authorizing the City Manager to sign same.

4. Discuss and consider Resolution No. 18-0206-04 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Carrie Jean Kubin and George F. Kubin, the owners of a tract of land known as Ellis CAD ID 184845, generally located east and north FM 1183 and south and west of Blazek Road; and being an approximate 201.66 acre tract of land situated in the R. Haggard Survey, Abstract No. 447, Ellis County, Texas, and authorizing the City Manager to sign same.
5. Discuss and consider Resolution No. 18-0206-05 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Marie L. Prachyl, the owner of a tract of land known as Ellis CAD ID 189707, generally located east of I-45, west of Hornik Road and north and south of Valek Road; and being an approximate 13.84 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. 18-0206-06 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and George F. Hornik, the owner of a tract of land known as Ellis CAD ID 189636, located at 1108 Hornik Road; and being an approximate 53.02 acre tract of land situated in the T.M. Rowe Survey, Abstract No. 890, Ellis County, Texas, and authorizing the City Manager to sign same.
7. Discuss and consider Resolution No. 18-0206-07 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Leslie Spaniel, Jr., the owner of a tract of land known as Ellis CAD ID 189695, located at 545 Valek Road; and being an approximate 35.37 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.
8. Discuss and consider Resolution No. 18-0206-08 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Ellene Emmert and Danny Vrana, the owners of a tract of land known as Ellis CAD ID 190156, located at 736 FM 85; and being an approximate 56.5 acre tract of land situated in the H.L. Rankin Survey, Abstract No. 928, Ellis County, Texas, and authorizing the City Manager to sign same.
9. Discuss and consider Resolution No. 18-0206-09 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Hector and Marina Velazquez, the owners of a tract of land known as Ellis CAD ID 190699, located at 902 FM 85; and being an approximate 40.69 acre tract of land situated in the A. Steele Survey, Abstract No. 966, Ellis County, Texas, and authorizing the City Manager to sign same.
10. Discuss and consider Resolution No. 18-0206-10 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Charles A. Fowler, the owner of a tract of land known as Ellis CAD ID 190725, generally located south and west of FM 85, east of I-45 and north of Section House Road; and being an approximate 89.0 acre tract of land situated in the A. Steele Survey, Abstract No. 965, Ellis County, Texas, and authorizing the City Manager to sign same.
11. Discuss and consider Resolution No. 18-0206-11 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Linda Zabochnik, the owner of a tract of land known as Ellis CAD ID 190734, generally located north of Section House Road, south and west of FM 85 and east of I-45; and being an approximate 13.45 acre tract of land situated in the A. Steele Survey, Abstract No. 965, Ellis County, Texas, and authorizing the City Manager to sign same.
12. Discuss and consider Resolution No. 18-0206-12 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Carol Nesuda Mraz and Ronald W. Mraz, the owners of a tract of land known as Ellis CAD ID 196954, located at 320 Sunridge Road; and being an approximate 8.0 acre tract of land situated in the A. Howell Survey, Abstract No. 519, Ellis County, Texas, and authorizing the City Manager to sign same.
13. Discuss and consider Resolution No. 18-0206-13 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Wade and Jody Davis, the owners of a tract of land known as Ellis CAD IDs 224798 and 191495, located at 5590 N Interstate 45; and being an approximate 9.74 acre tract of land described as being Lots 1 and 2 High Hill Estates and in the S.P. Railroad Company Survey, Abstract No. 1050, Ellis County, Texas, and authorizing the City Manager to sign same.
14. Discuss and consider Resolution No. 18-0206-14 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Cheryl Moore and Monica Carroll-Rowlett, the owners of a tract of land known as Ellis CAD ID 264567, located at 5650 N Interstate 45; and being an approximate 12.51 acre tract of land situated in the S.P. Railroad Company Survey, Abstract No. 1050, Ellis County, Texas, and authorizing the City Manager to sign same.

15. Discuss and consider Resolution No. 18-0206-15 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Abel and Rachel Torres, the owners of a tract of land known as Ellis CAD ID 183878, located at 2675 NW Main Street; and being an approximate 13.74 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.
16. Discuss and consider Resolution No. 18-0206-16 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Raymond W. Cook Trust and Robbie Nell Cook, the owners of a tract of land known as Ellis CAD ID 183783, generally located west and north of Sleepy Hollow Road, south of Turner Road and east of FM 1722; and being an approximate 51.12 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.
17. Discuss and consider Resolution No. 18-0206-17 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Aaron and Andrea Trojacek, the owners of a tract of land known as Ellis CAD ID 194509, generally located at the northwest corner of Turner Road and Sleepy Hollow Drive; and being an approximate 12.0 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.
18. Discuss and consider Resolution No. 18-0206-18 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Kenneth Houdek, the owner of a tract of land known as Ellis CAD 202268, generally located south of Turner Road, west of Sleepy Hollow Road and east and north of FM 1722; and being an approximate 79.4 acre tract of land situated in the C. Garrett Survey, Abstract No. 383, Ellis County, Texas, and authorizing the City Manager to sign same.
19. Discuss and consider Resolution No. 18-0206-19 - authorizing City Manager to execute a development agreement between City of Ennis, Texas and Judy Kaye Honza, the owner of a tract of land known as Ellis CAD 190386, generally located east of Nesuda Road, south of Rider Road, north of Highway 287 and west of Lake Clark; and being an approximate 54.74 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.
20. Accept the FY18 1st quarter Investment Report.

## **INDIVIDUAL ITEMS FOR CONSIDERATION**

21. Discuss and consider a Resolution approving the execution of a contract with Traylor & Associates for the administration of the City's 2017 Texas Community Development Block Grant in support of the Main Street Project for Sidewalk improvements.
22. Discuss and consider a Resolution approving the execution of a contract with Gresham, Smith and Partners for engineering services for the City's 2017 Texas Community Development Block Grant in support of the Main Street Project for Sidewalk improvements.
23. Discuss and consider a resolution approving the purchase of a 2018 Pierce Arrow XT Pumper for the Fire Department from Siddons-Martin Emergency Group of Houston, TX (by quote from its Denton, TX Office), under an existing cooperative purchasing agreement with BuyBoard, in an amount not to exceed \$662,834.00 and authorizing the City Manager to execute all documents necessary to complete this transaction.
24. Discuss and consider a Resolution of the City of Commission of the City of Ennis authorizing the City Manager to negotiate and execute a guaranteed maximum price amendment with K4 Construction in an amount not to exceed \$2,500,000 for the construction of Fire Station #3.
25. Discuss and consider an Ordinance establishing a Keep Ennis Beautiful program.
26. Discuss and consider approval of the 2018 Downtown Street Closures.
27. Discuss and consider appointments to the Community Improvement Plan Focus Committee.
28. Discuss and consider appointments and reappointments to the Ennis Housing Authority.

## EXECUTIVE SESSION

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

a. Section 551.072 – Deliberation regarding real property

29. 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](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: **Friday, February 2, 2018 at 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

*Angie Wade*

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**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