

ENNIS COMMISSION WORKSHOP MINUTES  
WORKSHOP MEETING  
MONDAY, NOVEMBER 16, 2015  
6:00 P.M.

**CALL TO ORDER**

Mayor Thomas called to order the Workshop Meeting of the Ennis City Commission on Monday, November 16, 2015 at 6:00 p.m. in the City Commission Chamber of Ennis Municipal Building, 115 W. Brown Street, Ennis Texas 75119. With a quorum present to wit:

Russell Thomas	Mayor
Matt Walker	Mayor Pro Tem, Ward 6
Jeremie Salik	Commission Member, Ward 1
Marco Hernandez	Commission Member, Ward 2
Ken Hackney	Commission Member, Ward 3
Lola Searcy	Commission Member, Ward 4
Brian Holley	Commission Member, Ward 5

The following Staff members were present when the workshop meeting was called to order:

Interim City Manager	John Hatchel
Interim City Secretary	Shirley Acy-King
City Attorney	Richard Wilson
Chief of Police	John Erisman
ED Director	Marty Nelson

Mayor Thomas asked Interim City Manager Hatchel to brief the Commissioners on the agenda items.

**CITIZENS REQUESTS FOR PUBLIC HEARING**

Interim City Manager Hatchel informed the Commission that Mr. Cody Bolton had signed up to speak regarding: the proper maintenance of the current soccer fields, add lights to the practice facilities, and to leave Veterans Park as the current practice facility.

**CONSENT ITEMS**

- 2C. Approval of the City Commission Workshop Meeting Minutes of November 2, 2015.**
- 3C. Approval of the City Commission Regular Meeting Minutes of November 2, 2015.**
- 4C. Consider an Ordinance to adopt the current Texas Board of Health Rules on “Food Services Sanitation”.**

**5C. Consider an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas from “R-7” Single Family district to “D” Duplex District.**

Interim City Manager Hatchel recommended approval of all the Consent Agenda Items. He further stated that the City would benefit from the passage of the new Health Ordinance and that the Ordinance would bring the City of Ennis Food Services Establishment Regulations into compliance with current State Law. Mr. Hatchel reminded the Commission that the zoning change would allow for possible four Duplex units to be constructed. In addition, he said that this change would allow for utilization of a vacant lot into a nice area for homes and would add to the tax base for the City.

**PUBLIC HEARING**

**6. A Public Hearing to consider an Ordinance on First Reading to amend the FY 2015-2016 Crime Control and Prevention District Budget.**

**7. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with District Partners, LTD in an amount of \$66,723.66 to make improvements to the building and property at 101 South West Main Street.**

**8. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with District Partners, LTD in an amount of \$115,296.94 to make improvements to the building and property at 103 South West Main Street.**

**9. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with Lake-Moreno Partners, LLC in an amount of \$69,214.64 to make improvements to the building and property at 105 West Ennis Avenue.**

**10. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with Lake-Moreno, LLC in an amount of \$179,828.66 to make improvements to the building and property at 107-109 West Ennis Avenue.**

**11. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with Lake-Moreno, LLC in an amount of \$138,556.00 to make improvements to the building and property 110 Wes Ennis Avenue.**

**12. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement**

**with Lake-Moreno Partners, LLC in an amount of \$102,252.48 to make improvements to the building and property at 114 West Knox Street.**

**13. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with Lake-Moreno, LLC in an amount of \$177,539.78 to make improvements to the building and property at 116 West Knox Street.**

**14. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with District Partners, LTD in an amount of \$143,940.72 to make improvements to the building and property at 115 South Dallas Street.**

**15. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with District Partners, LTD in an amount of \$210,853.28 to make improvements to the building and property at 112 West Brown Street.**

**16. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with Calhoun Knox Partners, LLC in an amount of \$109,102.07 to make improvements to the building and property at 200 West Knox Street.**

**17. A Public Hearing to consider a Resolution on First Reading approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with Freedom Properties, INC in an amount of \$33,605.33 to make improvements to the building and property at 113 West Knox Street.**

Interim City Manager Hatchel stated that the President of the Crime and Prevention District Board had requested that Agenda Item 6 not be considered due to additional budget information requested from Economic Development.

Mayor Thomas stated that he had a conflict on public hearing items 16 and 17. He stated that he would not participate in any discussions on these items. Mayor Thomas left the room.

Interim City Manager Hatchel asked Marty Nelson, Economic Development Director, to give a brief overview of the objectives and affects that these Resolutions would have on the City of Ennis. Mr. Nelson stated that these Resolutions would provide an Economic Development incentive and performance agreement between the EEDC and District Partners, LTD, Lake-Moreno Partners, LLC, Calhoun Knox Partners, LLC, and Freedom Properties, Inc. These grants would promote new or expanded business development in the Historic Downtown. He further stated that the historic preservation grant program has, since its inception, stimulated private investment in the downtown area. He further stated that the grant program was the primary

incentive driving Downtown Revitalization and is vital to continuing the process for the next 2-3 years.

After all discussion had ceased, Mr. Hatchel recommended closing the public hearing and passing the Resolutions on the first readings as defined by Section 505.158 of the Texas Local Government Code.

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

**18. Consider an Ordinance to establish a Comprehensive Policy Statement and Program for Economic Development Incentives in the form of a Historic Preservation Grant Program.**

Mayor Thomas stated that he had a conflict on this item and would not participate in any discussion on this item. Mayor Thomas left the room.

Interim City Manager Hatchel stated that staff was recommending a two year expiration date instead of three years that the Main Street Board had recommended.

**19. Consider Administrative Services Agreement with the International City Management Association Retirement Corporation (ICMA-RC).**

Interim City Manager Hatchel stated that this agreement would provide an opportunity for employees to save funds for retirement in addition to TMRS. He further stated that the funding is provided by employees through pre-tax contributions with no cost consideration to the City.

**20. Consider all matters incident and related to the issuance and sales of City of Ennis, Texas, General Obligation Refunding Bonds, Series 2016”, including the adoption of an Ordinance authorizing the issuance of such bonds and approving an Escrow Agreement.**

Interim City Manager Hatchel asked Mark Malveaux, representing McCall Parkhurst and Horton LLP to brief the Commission on the General Obligations Refunding Bonds sale. Mr. Malveaux informed the Commission that TIB-The Independent BankersBank was the best bidder. He further stated that the net saving was \$483,207.58.

**21. Consider a Resolution accepting a Short Form Agreement between the City and Schaumburg & Polk, inc. for Professional Services for the CDBG Waste Water Treatment Bar Screen Grant.**

Interim City Manager Hatchel stated that this Short Form Agreement would allow for improvements to the bar screen system at the Waste Water Treatment Plant. In addition, he informed the Commission that two bid proposals were received and Schaumburg & Polk Inc. had the highest rating to design and manage the project.

**22. Consider a Resolution accepting a Contract for Management Services between the City and Traylor & Associates Inc. for Grant Management Services for the CDBG Sewer Improvements Project Grant.**

Interim City Manager Hatchel stated that the Management Service Agreement was awarded to the only bidder: Traylor & Associates Inc. He further stated that the City of Ennis has a good working relationship with Traylor & Associates.

**23. Consider a Resolution entering into an Interlocal Lease Agreement with Ellis County for a tract of City-owned land located at 185 Old FM 85, formerly an old landfill site, for the purpose of housing a radio tower, associated buildings, and any required fixtures.**

Interim City Manager Hatchel recommended that the lease agreement between the City of Ennis and Region 10 Education Service Center be terminated and the lease agreement between the City of Ennis and Ellis County be substituted in its place.

After all discussions had ceased, Mr. Hatchel recommended approval of all of the items for Individual Consideration.

**BOARDS AND COMMISSIONS**

**24. Appointees (4) for Arts Commission Vacancies**

- a. Tim Kowalski – 301 N Gaines St.**
- b. Megan Lewis – 1108 North Dallas**
- c. Michelle Beard – 2407 Country Club Road**
- d. Sandra Wakefield – 1400 Sundale**

Interim City Manager Hatchel stated that Mayor Thomas had recommended the names of the above individuals for appointment to fill existing vacancies on the Arts Commission.

Mayor Thomas stated that there were vacancies on the Arts Commission and these individuals would fill the current vacancies on the Arts Commission.

**NON AGENDA ITEMS**

Interim City Manager Hatchel stated that he had some additional items that were not part of the agenda he would like to bring to the Commissioners attention.

Mr. Hatchel asked Marty Nelson, Economic Development Director to give an update on the Economic Development projects.

The following are projects he talked about:

- Firebird
- Viking
- Stargaze
- Polyguard
- CCPD Grant Request
- Comprehensive Plan
- TCF Grant Lake-Group

Mr. Hatchel presented the Commission with a monthly departmental expenditures summary showing all departments were within their budgets.

## **25. ADJOURNMENT**

With no other business before the Commission, Mayor Thomas declared the workshop meeting adjourned at 6:31 p.m.

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INTERIM CITY SECRETARY