

**ENNIS CITY COMMISSION MEETING MINUTES
REGULAR MEETING
TUESDAY, DECEMBER 5, 2017
6:00 P.M.**

CALL TO ORDER

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Tuesday, December 5, 2017 at 6:04 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

INVOCATION AND PLEDGE OF ALLEGIANCE

Marty Nelson offered the Invocation.
Mayor Juenemann led the Pledge of Allegiance

ROLL CALL

A quorum was present to wit:

Angie Juenemann	Mayor	
Matt Walker	Mayor Pro Tem, Ward 6	absent
Rowdy Pruitt	Commission Member, Ward 1	absent
Marco Hernandez	Commission Member, Ward 2	
Scott Hejny	Commission Member, Ward 3	
Shirley Watson	Commission Member, Ward 4	
Bill Honza	Commission Member, Ward 5	

PRESENTATIONS

City Manager Scott Dixon presented to the Commission an update on the replacement airport project. Locations under consideration, steps to be taken over the next 6 months; and Phase 1 thru 3 costs were all reviewed.

Mr. Dixon shared a presentation updating the Commission on plans for the Welcome Center.

COMMISSIONER UPDATES

Commissioner Hernandez thanked Commissioner Watson for hosting a Community Meeting which included an update from City of Ennis Parks Director Paul Liska
Commissioner Hernandez also reminded the Commission that work on Fairview Park will be starting soon.

CITIZENS PUBLIC COMMENT PERIOD

No one spoke

CONSENT AGENDA

- 1. Approval of the November 21, 2017 City Commission Regular Meeting Minutes.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Hernandez, to approve the consent agenda as read. A vote was cast, 5 in favor, 0 against. Motion passed.

PUBLIC HEARING

2. **Conduct a public hearing and first reading to consider a Resolution approving a Historic Preservation Grant, a Type B economic development project and performance agreement with Calhoun Knox Partners in an amount of \$250,006.35 to make improvements to the building and property located at 119 S. Dallas.**

Mayor Juenemann read the item and opened the Public Hearing. No one spoke, the Public Hearing was closed.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. **Discuss and consider an Ordinance regulating rental dwelling units in the city of Ennis; requiring registrations and inspections; and setting fees.**

Mayor Juenemann read the item. City Attorney Brenda McDonald stated that the ordinance as proposed applies to single family, apartments, and hotels. Prior to approval, McDonald would like to take out hotels; City Manager Dixon stated that the City is Focused primarily on safety concerns; Commissioner Hernandez spoke against the Ordinance stating that it is over-reach by the City; inspections will be complaint driven; Commissioner Hejny suggested higher reinspection fees and lowering registration fees; and HUD controlled are exempt. Mayor Juenemann invited comments from the public.

Robbie Keever, 808 W. Knox, questioned notification to owners prior to inspections and feels the ordinance needs more study.

Norma Epstein, 206 S. Clay, spoke against the registration fee and stated that emergency numbers for owners must be available.

Carol Flowers, spoke against the ordinance and in favor of certifying owners.

Mike French, 2402 Country Club, questioned the City's ability to enforce registration, stated that a property code exists, suggested a one-time registration fee as opposed to registering annually.

Greg Roth, 2001 Country Club, spoke against the ordinance.

A lengthy discussion ensued amongst the Commission and staff. No action was taken.

4. **Discuss and consider an Ordinance regulating Backflow and Cross-connections in accordance with the requirements of the Texas Commission on Environmental Quality.**

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Honza, to approve an ordinance regulating backflow and cross-connections in accordance with the requirements of the Texas Commission on Environmental Quality. A vote was cast, 5 in favor, 0 against. Motion passed.

[Mayor Juenemann reordered the agenda]

8. **Discuss and consider waiving building permit fees for Habitat for Humanity homes built in the City of Ennis.**

Mayor Juenemann read the item. City Manager Dixon reminded the Commission that the City had donated the land to Habitat for Humanity and would like to waive all building

permit fees for FY18. John Reynolds with Habitat for Humanity addressed the Commission thanking the City for the land and asking for assistance in keeping building costs to a minimum. Mr. Reynolds also invited anyone interested to assist in building the home. Commissioner Honza made a motion, seconded by Commissioner Hejny, to waive all building permit fees for Habitat of Humanity homes built in the City of Ennis in FY18. A vote was cast, 5 in favor, 0 against. Motion passed.

9. Discuss and consider a request by Charity Ford with Shekinah Immigration Services for of a letter of support from Mayor Angeline Juenemann for accreditation by the Department of Justice.

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Honza, to approve a letter of support signed by Mayor Juenemann for Shekinah Immigration Services. A vote was cast, 5 in favor, 0 against. Motion passed.

10. Discuss and consider the appointment of Andrew Webster to fill a vacancy on the Zoning Board of Adjustments for a term to expire August 1, 2018.

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Honza, to appoint Andrew Webster to fill a vacancy on the Zoning Board of Adjustments for a term to expire August 1, 2018. A vote was cast, 5 in favor, 0 against. Motion passed.

[Mayor Juenemann called for a short break 8:14 PM – 8:19 PM]

13. Discuss and consider a resolution authorizing a contract with Linebarger Goggan Blair and Sampson, LLP for court collection services.

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Hejny, to approve a resolution authorizing a contract with Linebarger Goggan Blair and Sampson, LLP for court collection services. A vote was cast, 5 in favor, 0 against. Motion passed.

5. Discuss and consider an Ordinance establishing a comprehensive policy statement and program for economic development incentives in the form of an Historic Preservation Grant Program (2018-2019).

Mayor Juenemann read the item. Discussion ensued regarding eligible and ineligible expenses and amount of cap. Commissioner Hejny made a motion, seconded by Commissioner Watson, to approve an ordinance establishing a comprehensive policy statement and program for economic development incentives in the form of an Historic Preservation Grant Program (2018 – 2019) and setting a maximum cap of \$150,000 per grant. A vote was cast, 5 in favor, 0 against. Motion passed.

6. Discuss and consider an Ordinance providing for parkland dedication and development or to provide a means to contribute to an account to purchase land and provide development for future parks.

Mayor Juenemann read the item. No action taken pending further review by City Attorney.

7. Discuss and consider amendments to the City of Ennis City Commission Rules of Procedure.

Mayor Juenemann read the item. No action taken.

11. **Discuss and consider a resolution authorizing the City Manager to negotiate and execute a contract with Triad Construction for Construction Manager at Risk (CMAR) Services in an amount not to exceed four hundred and fifty thousand (\$450,000) for the construction of a new Welcome Center and provide an effective date.**
Mayor Juenemann read the item. City Manager Dixon provided information to the Commission regarding Triad Construction and the need for a Letter of Credit due to being a new company. Commissioner Hejny made a motion, seconded by Commissioner Honza, to approve a resolution authorizing the City Manager to negotiate and execute a contract with Triad Construction for Construction Manager at Risk services in an amount not to exceed \$450,000 and requiring a Letter of Credit in the amount of \$150,000 payable to the City of Ennis. A vote was cast, 5 in favor, 0 against. Motion passed.
12. **Discuss and consider a resolution authorizing the City Manager to execute a contract with Fain Group, Inc. for Project Downtown Infrastructure in an amount not to exceed \$8,158,427.55**
Mayor Juenemann read the item. A motion was made by Commissioner Hejny, seconded by Commissioner Hernandez, to approve a resolution authorizing the City Manager to execute a contract with Fain Group, Inc. for Project Downtown Infrastructure in an amount not to exceed \$8,158,427.55. A vote was cast, 5 in favor, 0 against. Motion passed.

EXECUTIVE SESSION

14. **Ennis City Commission shall convene into closed Executive Session pursuant to:**
- a. **Section 551.072 Texas Government Code – Deliberation regarding real property**
 - Airport
 - I-45
 - b. **Section 551.087 Texas Government Code - Deliberation regarding Economic Development negotiations**
 - Project Fertilizer
 - Project Snoopy
 - Project Endurance
 - Project Mercury

Mayor Juenemann recessed the Commission into Executive Session at 9:04 P.M.

Mayor Juenemann reconvened the Commission into Open Session at 9:43 P.M.

15. **Possible action as a result of the Executive Session.**
Commissioner Hejny made a motion, seconded by Commissioner Watson, to direct the City Attorney to take any and all actions necessary to move forward with obtaining the property necessary to extend Sonoma Road, to include the use of eminent domain. 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 9:43 P.M.

ATTEST:

Angie Wade
CITY SECRETARY

APPROVED:

Angelina Juenemann
MAYOR

