

ENNIS COMMISSION MEETING MINUTES
REGULAR MEETING
MONDAY, JUNE 20, 2016
6:04 P.M.

CALL TO ORDER

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Monday, June 6, 2016 at 6:00 p.m. in the City Commission Chamber of Ennis Municipal Building, 115 W. Brown Street, Ennis Texas 75119.

INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was given by John Phillips with Covenant Life Church

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
Rowdy Pruitt	Commission Member, Ward 1
Marco Hernandez	Commission Member, Ward 2
Scott Hejny	Commission Member, Ward 3
Lola Searcy	Commission Member, Ward 4
Bill Honza	Commission Member, Ward 5

WORK SESSION/BRIEFING

• **PRESENTATIONS**

- A. Marty Hiles presented information to the Commission regarding the proposed High Speed Rail including the loss of Economic Development along the rail line; drop in property value; no taxes on land taken; and 470 acres in Ellis County to be used.
- B. Mr. Dixon presented a Street Update and a map outlining scheduled work to be done, as well as information on water and sewer projects being paid from state grant.

COMMISSIONER UPDATES

Commissioner Hejny gave an update on the Charter Review Committee

CITIZENS PUBLIC COMMENT PERIOD

No one spoke

CONSENT AGENDA

Mayor Juenemann read the Consent Agenda Items to be considered into the record.

1C. Approval of the June 2, 2016 Budget Workshop Minutes.

2C. Approval of the June 6, 2016 City Commission Regular Meeting Minutes

Commissioner Searcy made a motion, seconded by Commissioner Honza, to approve the Consent Agenda. A vote was cast, 7 in favor, 0 against. Motion passed.

PUBLIC HEARING

3. Conduct a public hearing and a second reading for Project Merryart, a type A project whose purpose is to fund a “targeted infrastructure grant”, amend the EEDC FY15-16 budget to provide \$175,000 to fund the project, and authorize the EDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the second reading for Project Merryart. No one spoke. Mayor Juenemann closed the public hearing.

4. Conduct a public hearing and second reading for an administrative services agreement between the City and EEDC, amend the EEDC FY15-16 budget to provide an additional \$30,000 to fund the agreement, and authorize the EEDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the second reading for the Administrative Services Agreement. No one spoke. Mayor Juenemann closed the public hearing.

5. Conduct a public hearing and second reading for a professional services agreement between the City and KSA to perform a zoning review, amend the City of Ennis FY15-16 budget to provide \$175,000 to fund the agreement, and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the second reading for the Professional Services Agreement with KSA. No one spoke. Mayor Juenemann closed the public hearing.

6. Conduct a public hearing and second reading for a professional services agreement between the City and ITS to project management and consulting services for TxDOT related projects, amend the City of Ennis FY15-16 budget to provide \$90,000 to fund the agreement, and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the second reading for a Professional Services Agreement with ITS and TXDOT. No one spoke. Mayor Juenemann closed the public hearing.

7. Conduct a public hearing and first reading to approve “Project Serenity”, authorize the EEDC to acquire a certain tract of land necessary for implementing the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY15-16 Budget “Land Acquisition (Project Firebird)”, to provide \$120,000 plus closing costs to fund the acquisition and authorize the EEDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the first reading for Project Serenity stating that the property was strategically located in the south Downtown corridor. No one spoke. Mayor Juenemann closed the public hearing.

8. Conduct a public hearing considering “Project Downtown Infrastructure” whose scope includes water, sewer, street, and alley replacement and reconstruction, approve the use of funds to provide \$7,500,000 to fund the project and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the first reading for Project Downtown Infrastructure. Mitchell Penfold, 204 W. Knox, spoke regarding the interruptions to services for businesses located in the downtown area during the improvements and expressed his concern for lack of access to his business and loss of revenue. Mayor Juenemann closed the public hearing.

9. Conduct a public hearing and first reading to approve “Project Minnie McDowal Park”, a type B project whose purpose is to reconstruct the park as envisioned in the Downtown Master Plan, amend the EEDC FY15-16 budget to provide \$250,000 to fund the project and authorize the EDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the first reading for Project Minnie McDowal. Julianna Gilmore spoke regarding blocking the limited parking spaces during construction and the effect on her business. Mayor Juenemann closed the public hearing.

10. Conduct a public hearing and first reading to approve “Project Minnie McDowal Park”, whose purpose to reconstruct the park as envisioned in the Downtown Master Plan, amend the City of Ennis FY15-16 budget by appropriating \$250,000 from the reserves to fund the project and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened the Public Hearing. EDC Director Marty Nelson presented information regarding the first reading for Project Minnie McDowal. No one spoke. Mayor Juenemann closed the public hearing.

ITEMS FOR INDIVIDUAL CONSIDERATION

11. Discuss and consider approval of Project Merryart, a type A project whose purpose is to fund a “targeted infrastructure grant”, amend the EEDC FY15-16 budget to provide \$175,000 to fund the project and authorize the EDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Honza, to approve Project Merryart and to amend the EEDC FY15-16 budget to provide \$175,000 to fund the project and authorize the EDC President to execute any and all documents required to complete the action. A vote was cast, 7 in favor, 0 against. Motion passed.

12. Discuss and consider approval of an administrative services agreement between the City and EEDC, amend the EEDC FY15-16 budget to provide an additional \$30,000 to fund the agreement and authorize the EDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hejny, to approve an administrative services agreement between the City and EEDC, amend the EEDC FY15-16 budget to provide an additional \$30,000 to fund the agreement and authorize the EDC President to execute any and all documents required to complete the action. A vote was cast, 7 in favor, 0 against. Motion passed.

13. Discuss and consider approval of a professional services agreement between the City and KSA to perform a zoning review, amend the City of Ennis FY15-16 budget to provide \$175,000 to fund the agreement and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item. Commissioner Searcy made a motion, seconded by Commissioner Honza, to approve a professional services agreement between the City and KSA

to perform a zoning review, amend the City of Ennis FY15-16 budget to provide \$175,000 to fund the agreement and authorize the City Manager to execute any and all documents required to complete the action. A vote was cast, 7 in favor, 0 against. Motion passed.

14. Discuss and consider approval of a professional services agreement between the City and ITS for project management and consulting services for TxDOT related projects, amend the City of Ennis FY15-16 budget to provide \$90,000 to fund the agreement and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Mayor Pro Tem Walker, to approve a professional services agreement between the City and ITS for project management and consulting services for TXDOT related projects, amend the City of Ennis FY15-16 budget to provide \$90,000 to fund the agreement and authorize the City Manager to execute any and all documents required to complete the action. A vote was cast, 7 in favor, 0 against. Motion passed.

15. Discuss and consider a Resolution approving "Project Downtown Infrastructure" whose scope includes water, sewer, street and alley replacement and reconstruction, approve the use of funds to provide \$7,500,000 to fund the project and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item. Commissioner Searcy made a motion, seconded by Commissioner Pruitt, to approve a Resolution approving Project Downtown Infrastructure, approve the use of funds to provide \$7,500,000 to fund the project and authorize the City Manager to execute any and all documents required to complete the action. A vote was cast, 7 in favor, 0 against. Motion passed.

16. Discuss and consider a Resolution approving a professional services agreement with Gresham, Smith & Partners (GSP) to perform project management, engineering and consulting services for various projects, provide \$726,489 to fund the agreement and authorize the City Manager to execute any and all documents required to complete the action.

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Mayor Pro Tem Walker, to approve a Resolution approving a professional services agreement with Gresham, Smith & Partners (GSP) to perform project management, engineering and consulting services for various projects, provide \$726,489 to fund the agreement and authorize the City Manager to execute any and all documents required to complete the action. A vote was cast, 7 in favor, 0 against. Motion passed.

17. Discuss and consider a Resolution concerning all matters incident and related to the expenditure of funds for street improvements, water and sewer system projects and other

costs associated with “Project Downtown Infrastructure” to be reimbursed out of bond proceeds, including the adoption of a resolution pertaining thereto.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve a resolution concerning all matters incident and related to the expenditure of funds for street improvements, water and sewer system projects and other costs associated with “Project Downtown Infrastructure” to be reimbursed out of bond proceeds. A vote was cast, 7 in favor, 0 against. Motion passed.

18. Discuss and consider a Resolution approving a construction contract with HWH Industrial in an amount of \$633,313.20 to construct an industrial road to serve the new Sterlite facility located on Rudd Road.

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Honza, to approve a resolution approving a construction contract with HWH Industrial in an amount of \$633,313.20 to construct an industrial road to serve the new Sterlite facility locate on Rudd Road. A vote was cast, 7 in favor, 0 against. Motion passed.

19. Discuss and consider approval of a Policy adopting guidelines for naming City property, streets, parks, etc.

Mayor Juenemann read the item. Item tabled.

20. Consider appointments to the Crime Control Prevention District.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Mayor Pro Tem Walker to approve the following slate of names to the Crime Control Prevention District Board:

Commissioner Pruitt appointed Weldon Caldwell

Commissioner Hejny appointed Carol Brazier

Mayor Pro Tem Walker appointed Jerry Wester

Commissioner Honza appointed Eddie Salazar

Mayor Juenemann appointed Rhonda Aycock

Commissioners Hernandez and Searcy will serve until they make appointments.

A vote was cast, 7 in favor, 0 against. Motion passed.

21. Consider appointments to the Airport Board.

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Hejny, to appoint Brian Clark to the Airport Board. A vote was cast, 7 in favor, 0 against. Motion passed.

22. Consider appointments to the Hospital Board.

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Honza, to appoint Mayor Angeline Juenemann to the Hospital Board. A vote was cast, 7 in favor, 0 against. Motion passed.

23. Consider appointments to the Building Standards Board.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to appoint Mike Harrison to the Building Standards Board. A vote was cast, 7 in favor, 0 against. Motion passed.

24. Consider appointments to the Historic Landmark Commission.

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hejny, to appoint Carol Hightower to the Historic Landmark Commission. A vote was cast, 7 in favor, 0 against. Motion passed.

25. Consider appointments to the Museum Board, Tourism Commission, and Ennis Arts Commission.

Mayor Juenemann read the item. No action was taken.

[The Commission recessed into Executive Session at 8:03 PM]

EXECUTIVE SESSION

The City Council reserves the right to meet in a closed session on any of the following items should the need arise and if applicable, pursuant to authorization by Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

A. TX Local Government Code §551.072 – Deliberation regarding Real Property

- 1. Police and Fire Public Service Building**
- 2. Visitor's Center**

[The Commission reconvened into Open Session at 8:46 P.M.]

26. Action necessary as a result of the Executive Session

Commissioner Hejny made a motion, seconded by Commissioner Pruitt, to authorize the Economic Development Director to move forward with negotiations regarding the acquisition of property for a Visitor's Center. A vote was cast, 7 in favor, 0 against. Motion passed.

ADJOURNMENT

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 8:47 P.M.

ATTEST:



CITY SECRETARY

APPROVED:



MAYOR