

ENNIS COMMISSION MEETING MINUTES
REGULAR MEETING
MONDAY, JULY 18, 2016
6:00 P.M.

CALL TO ORDER

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Monday, July 18, 2016 at 6:02 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 Mayor Pro Tem Matt Walker

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	absent
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

• **STAFF REPORTS**

- a. City Manager Scott Dixon updated the Commission on grant funds available for current airport runway improvements; competitive bid process; 90/10 grant; meeting scheduled with airport consultant Linda Pavlik of Pavlik and Associates.
- b. Mr. Dixon informed the Commission that the City is still waiting on stop/loss quotes for the self-insured employee health insurance – cannot go forward without the quote.

• **PRESENTATIONS**

- a. Quarterly update – exceeding allotted budget due to unbudgeted items such as cost of interim City Manager and Interim City Secretary; revenues look good for both General Fund and Utility Fund.
- b. A presentation on Public Improvement Districts was provided by Trip Petty of Petty and Associates. Public Improvement Districts – contiguous area designated by city commission with an additional assessment imposed to cover public

improvements designated as being necessary. Discussion included governed by state law – chapter 372 of local government code; may be used for streets, roadways, parks, etc.; elevates value of entire area; service assessment plan is decision making process; benefit stays inside area assessed; may allow debt to be issued or impose assessments; non-payment of assessment results in repossession of property; and no recourse against city or tax payers.

COMMISSIONER UPDATES

CITIZENS PUBLIC COMMENT PERIOD

- Johnny Roberts, 545 Lake Shore, spoke regarding sanitation services and against privatizing; does not want to see current level of service change.
- Richard Bell, 702 N. Preston, spoke in favor of a senior tax abatement, and against a tax increment reinvestment zone.
- Ms. Hernandez, 507 N. Casa, spoke regarding sanitation services stating that the current services are good and that staff is a part of the community, against privatizing.
- Tom Foster, City of Ennis sanitation worker, spoke against privatizing stating that staff takes the extra step to take care of citizens.

CONSENT AGENDA

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

1C. Approval of the July 5, 2016 Regular City Commission Meeting Minutes.

Commissioner Searcy made a motion, seconded by Commissioner Hejny, to approve the Consent Agenda. A vote was cast, 6 in favor, 0 against. Motion passed.

PUBLIC HEARING

2. Conduct a public hearing and first reading to approve “Project Serenity”, authorize the EEDC to acquire property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EDC FY16 Budget “Land Acquisition (Project Firebird)”, to provide \$570,000 plus closing costs to fund the acquisition of 201 NW Main 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. No one spoke. The public hearing was closed.

3. Conduct a public hearing and first reading to consider an Ordinance approving the City of Ennis Economic Development Corporation Budget for the fiscal year of October 1, 2016 thru September 30, 2017.

Mayor Juenemann read the item and opened the public hearing. No one spoke. The public hearing was closed.

4. Conduct a public hearing and first reading to consider an Ordinance approving an Economic Development Policy regarding Chapter 311, Tax Increment Financing (TIF).

Mayor Juenemann read the item and opened the public hearing. Mr. Petty with Petty and Associates addressed the commission and audience stating that the purpose of Tax Increment Financing is to enhance the downtown area. Discussion included no effect on individual's taxes; only a link on a map describing the zone; downtown is heart of investment zone; controlled by an appointed board; reinvesting tax dollars from new development; and policy is required to move forward with TIRZ.

Richard Bell, 702 N. Preston, spoke against the policy and the Tax Increments Reinvestment Zone.

The public hearing was closed.

5. Conduct a public hearing and a first reading to consider an Ordinance stating the intent to create Tax Increment Reinvestment Zone #1 "Downtown" (TIRZ #1).

Mayor Juenemann read the item and opened the public hearing. No one spoke. The public hearing was closed.

6. Conduct a public hearing and second reading to consider a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and a performance agreement with Katjon Ventures, LLC in an amount of \$23,794.65 to make improvements to the building and property at 116 N. Dallas.

Mayor Juenemann read the item and opened the public hearing. No one spoke. The public hearing was closed.

7. Conduct a public hearing and a second reading to consider a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and a performance agreement with Katjon Ventures, LLC in an amount of \$39,599.89 to make improvements to the building and property at 112-114 N. Dallas.

Mayor Juenemann read the item and opened the public hearing. No one spoke. The public hearing was closed.

ITEMS FOR INDIVIDUAL CONSIDERATION

[Mayor Juenemann reordered the Agenda]

12. Discuss and consider directing staff regarding residential sanitation services for the City of Ennis including review of a bid from Republic Services.

Mayor Juenemann read the item. City Manager Scott Dixon reviewed a bid for sanitation services from Republic Services stating that the current services provided by the city are operating at an annual loss of approximately \$250,000. Options were discussed including privatizing, raising rates by \$7 per month, and decreasing current services.

Johnny Roberts, 545 Lake Shore, spoke against privatizing sanitation services

Tee Roberts, 545 Lake Shore, spoke against privatizing sanitation services

No action was taken.

10. Discuss and consider a Resolution approving an agreement between the City of Ennis and the Region VIII Education Service Center for The Interlocal Purchasing System. Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hejny, to approve a Resolution approving an agreement between the City of Ennis and the Region VIII Education Service Center for The Interlocal Purchasing System. A vote was cast, 6 in favor, 0 against. Motion passed.

11. Discuss and consider a Resolution approving a contract between the City of Ennis and McKinstry Essention, LLC through TIPS Contract #2032714 to provide a Directed Engineering Study for building and infrastructure efficiency improvements for City owned facilities.

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Mayor Pro Tem Walker to approve a Resolution approving a contract between the City of Ennis and McKinstry Essention, LLC through the TIPS Contract #2032714 to provide a Directed Engineering Study for building and infrastructure efficiency improvements for City owned facilities. A vote was cast, 6 in favor, 0 against. Motion passed.

[The Commission recessed into Executive Session at 7:50 P.M.]

EXECUTIVE SESSION

A. TX Local Government Code §551.071(B) – consultation with attorney regarding Rules and Procedures for Administration of the Economic Development Corporation.

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

8. Discuss and consider a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and a performance agreement with Katjon Ventures, LLC in an amount of \$23,794.65 to make improvements to the building and property at 116 N. Dallas.

Commissioner Hernandez made a motion, seconded by Mayor Pro Tem Walker, to approve a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and a performance agreement with Katjon Ventures, LLC in an amount of \$23,794.65 to make improvements to the building and property at 116 N. Dallas. A vote was cast, 6 in favor, 0 against. Motion passed.

9. Discuss and consider a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and a performance agreement with Katjon Ventures, LLC in an amount of \$39,599.89 to make improvements to the building and property at 112–114 N. Dallas.

Commissioner Hejny made a motion, seconded by Commissioner Honza to approve a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and a performance agreement with Katjon Ventures, LLC in an amount of \$23,794.65 to make improvements to the building and property at 112-114 N. Dallas. A vote was cast, 6 in favor, 0 against. Motion passed.

13. Discuss Charter Review Committee recommendations and review calendar requirements for a Charter Amendment Election to be held November 8, 2016.

Commissioner Hejny and City Manager Dixon reviewed the progress of the Charter Review Committee and discussed the timeline that must be followed in order to hold a Special Election for a Charter Amendment. No action was taken

14. Discuss and consider directing staff regarding Property Tax Abatements for senior Citizens over age 65.

No action was taken

15. Consider appointments to the Crime Control Prevention District Board.

No action was taken

BUDGET WORKSHOP

City Manager Scott Dixon reviewed the previous information provided to the Commission in early June regarding the Proposed FY7 General Fund Budget and presented updates. The Utility Fund budget was presented including proposed utility rates. Sanitation service options were discussed as well.

ADJOURNMENT

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 9:45 P.M.

ATTEST:



CITY SECRETARY

APPROVED:



MAYOR

