

**ENNIS CITY COMMISSION MEETING MINUTES
REGULAR MEETING
MONDAY, NOVEMBER 7, 2016
6:00 P.M.**

CALL TO ORDER

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Monday, November 7, 2016 at 6:00 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Searcy 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
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

- Staff Reports – City Manager Dixon encouraged the Mayor and Commissioners to review the Staff Reports that were submitted with the Agenda Packet. Mr. Dixon also spoke on regarding land surrounding the Wastewater Treatment Plant, owned jointly by the school district and city, which is delinquent on taxes; application submitted for trail markers to be placed on the Bluebonnet Trails; potential legislative changes to annexation procedures for municipalities; and land needed for Project Scout which is currently in the City of Alma and discussions regarding the dis-annexation by Alma and annexation by Ennis.
- Presentations
 1. Mr. Dixon updated the Commission on the search for a firm to provide legal services for the City, and introduced Brenda McDonald with Messer Rockefeller & Fort. The committee is recommending the firm, and Ms. McDonald who will serve as City Attorney. The firm will also provide an attorney for Prosecutor Services for the City.

2. Streets Bond Phase I will begin in January and will primarily consist of overlays. Phase II will include concrete streets with Phase III addressing streets also requiring water/sewer work to be done.
3. Economic Development – Videos were shown updating the Commission and citizens on work being done in the Downtown Historic district.

COMMISSIONER UPDATES

None were given

CITIZENS PUBLIC COMMENT PERIOD

Bill Kinsi, 1125 Mockingbird Circle spoke against a proposed street closure on Southwest Main from Brown St. to Ennis Ave. November 27 – December 4 due to blocking traffic.

Buck Marshall – spoke regarding the proposed street closure, explaining that it is not on a major thoroughfare and is after 5 PM.

CONSENT AGENDA

Mayor Juenemann read the Consent Agenda Items to be considered into the record. Commissioner Hernandez made a motion, seconded by Commissioner Hejny, to approve the Consent Agenda. A vote was cast, 7 in favor, 0 against. Motion passed.

1C. Approval of the October 17, 2016 City Commission Regular Meeting Minutes.

2C. Approval of Buy Board contract #423-13 with Total Recreation Products, Inc. for Game Time play unit and swings in the amount of \$66,749.80 as approved in the FY16 Decision Package.

3C. Approval of a contract with Parsons Roofing through The Interlocal Purchasing System (TIPS) to furnish and install a roof, with 20-year warranty, on the Ennis Public Library in the amount of \$80,693 as approved in the FY16 Decision Package.

4C. Approval of a Resolution authorizing the creation of a Fire Donation Fund and establishing the purpose and uses of donations to the fund.

5C. Approval of a Resolution authorizing the creation of a Parks Donation Fund and establishing the purpose and uses of donations to the fund.

PUBLIC HEARINGS

6. Conduct a Public Hearing and second reading regarding an Ordinance amending the Ennis Economic Development Corporation FY17 Budget to appropriate an additional \$150,000 in funding for “Project Minnie McDowal Park”, whose purpose is to reconstruct the park as envisioned by the Downtown Master Plan.

Mayor Juenemann read the item and opened a Public Hearing. City Manager Dixon updated the Commission on the progress of the Minnie McDowal Park project and the costs for construction which resulted in the need for additional funds and a Budget Amendment. No one spoke. Mayor Juenemann closed the Public Hearing.

7. Conduct a Public Hearing to consider “Project Serenity”, authorize the Ennis Economic Development Corporation to acquire property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY17 Budget “Property Acquisition”, to provide \$120,000 plus closing costs to fund the acquisition of 108 W. Milam and authorize the EEDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened a Public Hearing. Economic Development Director Marty Nelson assured the Commission that the City is purchasing the home at a price both equitable for the City and fair for the family that currently lives in the home. Ample time will be given for the family to relocate. No one spoke. Mayor Juenemann closed the Public Hearing.

8. Conduct a Public Hearing to consider “Project Serenity”, authorize the Ennis Economic Development Corporation to acquire property necessary to implement the Downtown Master Plan, approve the use of funds appropriated in the EEDC FY17 Budget “Property Acquisition”, to provide \$75,000 plus closing costs to fund the acquisition of Lots 11,12,13 and 14, Block 59, original town of Ennis, also known as 00 West Knox Street and PID #158104 and authorize the EEDC President to execute any and all documents required to complete the action.

Mayor Juenemann read the item and opened a Public Hearing. This property is currently the Bank of America parking lot and will be used for downtown parking. No one spoke, Mayor Juenemann closed the Public Hearing.

9. Conduct a Public Hearing to allow interested persons to speak for or against the creation of Tax Increment Reinvestment Zone #2, its boundaries, or the concept of tax increment financing pursuant to Chapter 311 of the Texas Tax Code.

Mayor Juenemann read the item and opened a Public Hearing. ED Director Nelson informed the Commission that landowners within the proposed boundaries are not opposed to the creation of the TIRZ #2. No one spoke. Mayor Juenemann closed the Public Hearing.

10. Conduct a Public Hearing to consider a Resolution approving a Historic Preservation Grant, a Type B Economic Development project and performance agreement with the Ennis Public Theatre in an amount not to exceed \$225,000 to make improvements to the building and property at 113 N. Dallas.

Mayor Juenemann read the item and recused herself from discussion due to a Conflict of Interest (Disclosure form filed with the City Secretary). Mayor Pro Tem Walker opened a Public Hearing. No one spoke. Mayor Pro Tem Walker closed the Public Hearing. Mayor Juenemann returned to the meeting.

11. Conduct a Public Hearing to consider an Abandonment, old Ennis-Waxahachie Road for the proposed Spyglass apartments on W. Ennis Avenue.

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

12. Conduct a Public Hearing to consider an Abandonment, a portion of old W. Brown Street for the proposed Spyglass apartments on W. Ennis Avenue.

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

[The Commission recessed into Executive Session at 6:53 PM]

EXECUTIVE SESSION

A. Local Government Code 551.072 – Deliberations regarding Real Property

B. Local Government Code 551.074 – Personnel

- City Attorney

[The Commission reconvened into Open Session at 7:45 P.M.]

ITEMS FOR INDIVIDUAL CONSIDERATION

13. Discuss and consider approval of a Resolution of the City of Ennis City Commission authorizing the Mayor to execute a Letter of Engagement with Messer Rockefeller & Fort, PLLC for Legal Services, to include a City Attorney and a Prosecutor for the City of Ennis, and providing for Brenda McDonald as primary City Attorney.

Mayor Juenemann read the item. Discussion ensued regarding changing Commission meeting days to first and third Tuesdays, beginning January 1, 2017. This action will require a Resolution amending the Rules of Procedure and will be submitted for approval at the November 21st City Commission meeting. Commissioner Hejny make a motion, seconded by Commissioner Pruitt to approve a Resolution of the City of Ennis City Commission authorizing the Mayor to execute a Letter of Engagement with Messer Rockefeller & Fort, PLLC for Legal Services, assigning Brenda McDonald as primary City Attorney, and providing for a Court Prosecutor. A vote was cast, 7 in favor, 0 against. Motion passed.

14. Discuss and consider approval of a Resolution of the City of Ennis City Commission providing Notice of Intent to create a Tax Increment Reinvestment Zone named TIRZ #2 pursuant to Chapter 311 of the Texas Tax Code.

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hernandez, to approve a Resolution of the City of Ennis City Commission providing Notice of Intent to create a Tax Increment Reinvestment Zone Named TIRZ #2. A vote was cast, 7 in favor, 0 against.

[Mayor Juenemann reordered the Agenda]

20. Discuss and consider approval of an Ordinance of the City of Ennis City Commission approving and authorizing the execution of an Economic Development agreement pursuant to Chapter 380 of the Texas Local Government Code by and between

the City of Ennis and Spyglass, and authorizing the Mayor/City Manager to execute the necessary documentation.

Commissioner Hejny made a motion, seconded by Mayor Pro Tem Walker to approve an Ordinance of the City of Ennis City Commission approving and authorizing the execution of an Economic Development agreement pursuant to Chapter 380 of the Texas Local Government Code by and between the City of Ennis Spyglass, and authorizing the Mayor/City Manager to execute the necessary documentation. A vote was cast, 7 in favor, 0 against. Motion passed.

15. Discuss and consider an appointment to the Crime Control and Prevention District.

Commissioner Searcy submitted Chris McDonald as her appointment to the Crime Control and Prevention District. Commissioner Hernandez made a motion, seconded by Commissioner Pruitt, to appoint Chris McDonald to the Crime Control and Prevention District for a term to expire 05/2017. A vote was cast, 7 in favor, 0 against. Motion passed.

16. Discuss and consider approval of a Public Facilities Use Application for a street closure on Southwest Main from Brown St to Ennis Avenue from 5 PM to 11 PM November 27 thru December 4, 2016 submitted by New Hope Church for a Christmas Celebration.

Commissioner Honza made a motion, seconded by Commissioner Hejny, to approve a Public Facilities Use Application for a street closure on Southwest Main from Brown St to Ennis Avenue from 5 PM to 11 PM November 27 thru December 4, 2016 submitted by New Hope Church for a Christmas Celebration. A vote was cast, 7 in favor, 0 against. Motion passed.

17. Discuss and consider approval of an Ordinance of the City of Ennis City Commission amending the Ennis Economic Development Corporation FY17 Budget to provide an additional \$150,000 to fund "Project Minnie McDowal Park" for Economic Development purposes and authorize the EDC President to execute any and all documents required to complete the action.

Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve an Ordinance amending the Ennis EDC FY17 Budget to provide an additional \$150,000 to fund "Project Minnie McDowal Park." A vote was cast, 7 in favor, 0 against. Motion passed.

18. Discuss and consider approval of an Ordinance of the City of Ennis City Commission establishing the "Kaufman Development District", establishing the boundary of the district, establishing the "Kaufman Development District Board", establishing the purpose of the board, and establishing the jurisdictional area of the board.

Mayor Pro Tem Walker made a motion, seconded by Commissioner Hejny, to approve an Ordinance establishing the "Kaufman Development District". A vote was cast, 7 in favor, 0 against. Motion passed.

19. Discuss and consider approval of an Ordinance of the City of Ennis City Commission establishing the "Kaufman Façade Grant Program" as an Economic development incentive, providing for objective and subjective criteria for evaluating grant applications, providing for maximum values and amounts of grants, and providing for procedural guidelines for considering grant applications.

Commissioner Hernandez made a motion, seconded by Commissioner Searcy, to approve an Ordinance establishing the "Kaufman Façade Grant Program." 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 8:04 P.M.

ATTEST:


CITY SECRETARY

APPROVED:


MAYOR