

**ENNIS CITY COMMISSION MEETING MINUTES  
REGULAR MEETING  
MONDAY, NOVEMBER 21, 2016  
6:00 P.M.**

**CALL TO ORDER**

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Monday, November 21, 2016 at 6:02 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Mark Richardson, Chief Building Official, 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	absent
Scott Hejny	Commission Member, Ward 3	absent
Lola Searcy	Commission Member, Ward 4	absent
Bill Honza	Commission Member, Ward 5	

**WORK SESSION/BRIEFING**

- Presentations
  - a) City Manager Dixon updated the Commission regarding the airport study which began in 2012; \$200,000 in TXDoT funds available to complete the study; and runway paving improvements available at a 90/10 split.
  - b) The City Commission is being provided new iPads, which will be available at the next Commission meeting.
  - c) Mr. Dixon informed the Commission that the Capital Improvement Plan was being developed; reviewed Utility and General fund balances; and provided information on unfunded projects such as sewer at \$21,278,674.25, water at \$775,000, streets at \$25,000,000 and parks at \$15,000,000.
  - d) New hires Kim Von Heeder in the Inspections Department and Rolando Rojas in Health Inspections.
  - e) A Heat Map, which shows Fire Department response times was presented to the Commission by Deputy Fire Chief Bill Evans.
  - f) Ashley Colunga presented to the Commission a Mobile App which is being developed for the City of Ennis a supplement to the Visitors Center.

## COMMISSIONER UPDATES

None were given

## CITIZENS PUBLIC COMMENT PERIOD

Jason Griffin, City of Alma Councilmember, spoke regarding the City of Alma potentially tying into the City of Ennis sewer system

Frank Stevens, Schaumberg & Polk, spoke regarding the City of Alma potentially tying into the City of Ennis sewer system.

## CONSENT AGENDA

### **1C. Approval of the November 7, 2016 City Commission Regular Meeting Minutes.**

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

Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve the Consent Agenda. A vote was cast, 4 in favor, 0 against. Motion passed.

## PUBLIC HEARINGS

### **2. Conduct a second 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 the Public Hearing. No one spoke. The Public Hearing was closed.

### **3. Conduct a second 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 the Public Hearing. No one spoke. The Public Hearing was closed.

*[Mayor Juenemann recused herself]*

### **4. Conduct a second 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 \$207,631 to make improvements to the building and property at 113 N. Dallas.**

Mayor Pro Tem Walker read the item and opened the Public Hearing. No one spoke. The Public Hearing was closed.

*[Mayor Juenemann returned to the meeting]*

## **NEW BUSINESS/FIRST READS**

**5. Discuss and consider approval of a Resolution canvassing the results of a Special Election on Charter Amendments held November 8, 2016.**

Mayor Juenemann read the certified results of the election, which were provided by Ellis County. All thirty-two propositions which appeared on the ballot passed. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza to approve a Resolution canvassing the results of a Special Election on Charter Amendments held November 8, 2016. A vote was cast, 4 in favor, 0 against. Motion passed.

**6. First read and discussion regarding an Ordinance adopting the City Charter as amended by Propositions passed at a Special Election held November 8, 2016.**

Mayor Juenemann read the item. Attorney Bob Hager, who assisted the City staff with preparation of the ballot and making changes to the Charter as amended by the Propositions, was available to answer questions and review changes that will be made to the Draft Charter. No action required.

**7. Discussion and direction to staff regarding a pavement rehabilitation project for the existing runway at Ennis Airport.**

Mayor Juenemann read the item. No action was taken

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

**8. Discuss and consider a Resolution authorizing the Ennis Economic Development Corporation to acquire certain property necessary to support the implementation of the Downtown Master Plan and approving the use of funds appropriated in the EEDC FY17 budget to provide \$120,000 plus closing costs to fund the acquisition of 108 W. Milam.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve a Resolution authorizing the EEDC to acquire certain property necessary to support the implementation of the Downtown Master Plan and approving the use of funds appropriated in the EEDC FY17 budget to provide \$120,000 plus closing costs to fund the acquisition of 108 W. Milam. A vote was cast, 4 in favor, 0 against.

**9. Discuss and consider a Resolution authorizing the Ennis Economic Development Corporation to acquire certain property necessary to support the implementation of the Downtown Master Plan and approving the use of funds appropriated in the EEDC FY17 budget to provide \$75,000 plus closing costs to fund the acquisition of 00 W. Knox Street (PID#158104).**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve a Resolution authorizing the Ennis Economic Development Corporation to acquire certain property necessary to support the implementation of the Downtown Master Plan and approving the use of funds in the EEDC FY17 budget to provide \$75,000 plus closing costs to fund the acquisition of 00 W. Knox Street. A vote was cast, 4 in favor, 0 against. Motion passed.

*[Mayor Juenemann recused herself]*

**10. Discuss and consider a Resolution approving a Type B Economic Development Project and Performance Agreement, by and between the EEDC and the Ennis Public Theater, to provide financial incentive in the amount of \$207,631, for Economic Development purposes located at 113 North Dallas Avenue.**

Mayor Pro Tem Walker read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to approve a Resolution approving a Type B Economic Development Project and Performance Agreement, by and between the EEDC and the Ennis Public Theater, to provide financial incentive in the amount of \$207,631, for Economic Development purposes located at 113 North Dallas Avenue. A vote was cast, 3 in favor, 0 against, 1 abstention. Motion passed.

*[Mayor Juenemann returned to the meeting]*

**11. Discuss and consider a Resolution amending the Ennis City Commission Rules of Procedure, Section 3.1, Regular Meetings, to provide that the Commission shall meet in the Commission Chambers at City Hall on the First and Third Tuesday of each month at 6:00 PM.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve a Resolution amending the Rules of Procedure, Section 3.1, Regular Meetings, to provide that the Commission shall meet in the Commission Chambers at City Hall on the first and third Tuesday of each month at 6:00 PM. A vote was cast, 4 in favor, 0 against. Motion passed.

**12. Discuss and consider a Resolution conveying struck off properties to Nextlots Now, LLC.**

Mayor Juenemann read the item. Commissioner Pruitt made a motion, seconded by Commissioner Honza, to approve a Resolution conveying struck off properties to Nextlots, Now, LLC. A vote was cast, 4 in favor, 0 against. Motion passed.

**13. Discuss and consider a Resolution approving a contract with Parsons Roofing through The Interlocal Purchasing Systems (TIPS) in the amount of \$11,518 to furnish and install a roof, with a 20-year warranty, on the City of Ennis Airport Office.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve a Resolution approving a contract with Parsons Roofing through The Interlocal Purchasing Systems (TIPS) in the amount of \$11,518 to furnish and install a roof, with a 20-year warranty, on the City of Ennis Airport Office. A vote was cast, 4 in favor, 0 against. Motion passed.

**14. Discuss and consider an Ordinance abandoning a certain lot, tract or parcel of land situated in the John Douthett survey, abstract no. 305, a .2267 portion of Old Ennis-Waxahachie Rd. in the City of Ennis.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve an Ordinance abandoning a certain lot, tract or parcel of land situated in the John Douthett survey, abstract no. 305, a .2267 portion of Old Ennis-Waxahachie Rd. in the City of Ennis. A vote was cast, 4 in favor, 0 against. Motion passed.

**15. Discuss and consider a Resolution authorizing the Mayor to execute a Quit Claim for abandoned property situated in the John Douthett survey, abstract no. 305, a .2267 portion of Old Ennis-Waxahachie Rd. in the City of Ennis.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve a Resolution authorizing the Mayor to execute a Quit Claim for abandoned property situated in the John Douthett survey, abstract no. 305, a .2267 portion of Old Ennis-Waxahachie Rd. in the City of Ennis. A vote was cast, 4 in favor, 0 against. Motion passed.

**16. Discuss and consider an Ordinance abandoning a certain lot, tract or parcel of land situated in the John Douthett survey, abstract no. 305, a .3476 portion of Old West Brown St. in the City of Ennis.**

Mayor Juenemann read the item. Commissioner Pruitt made a motion, seconded by Commissioner Honza, to approve an Ordinance abandoning a certain lot, tract or parcel of land situated in the John Douthett survey, abstract no. 305, a .3476 portion of Old West Brown St. in the City of Ennis. A vote was cast 4 in favor, 0 against. Motion passed.

**17. Discuss and consider a Resolution authorizing the Mayor to execute a Quit Claim for abandoned property situated in the John Douthett survey, abstract no. 305, a .3476 portion of Old West Brown St. in the City of Ennis.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to approve a Resolution authorizing the Mayor to execute a Quit Claim for abandoned property situated in the John Douthett survey, abstract no. 305, a .3476 portion of Old West Brown St. in the City of Ennis. A vote was cast, 4 in favor, 0 against. Motion passed.

**18. Discuss and consider an appointment to fill a vacancy on the Ennis Arts Commission.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to appoint Judy Connatser to the Arts Commission. A vote was cast, 4 in favor, 0 against. Motion passed.

*[Mayor Juenemann reordered the Agenda]*

**20. Discuss and consider approval of a Resolution conveying struck off properties for public use to the City of Ennis.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve a Resolution conveying struck off properties for public use to the City of Ennis. A vote was cast, 4 in favor, 0 against. Motion passed.

*[Mayor Juenemann called for an Executive Session;  
Commission recessed into Executive Session at 7:26 PM]*

**EXECUTIVE SESSION**

**A. Local Government Code – 551.071 – Consultation with Attorney**

*[Commission reconvened into Open Session at 7:55 PM]*

**19. Discuss and consider approving a sewer connection contract with the City of Alma.** Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to direct the City Manager to continue negotiations with the City of Alma regarding a sewer connection contraction subject to the City Attorney’s review. A vote was cast, 4 in favor, 0 against. Motion passed.


**ADJOURNMENT**

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 7:56 P.M.

ATTEST:

  
CITY SECRETARY

APPROVED:

  
MAYOR