

CITY OF ENNIS COMMISSION REGULAR MEETING

NOVEMBER 3, 2014

7:00 P.M.

Mayor Thomas called the meeting to order at 7:02 p.m. on November 3, 2014, in the City Commission Chambers of the City of Ennis Municipal Building, 115 W. Brown Street, Ennis, Texas 75119.

PRESENT: Mayor Thomas, Commissioners Salik, Frazier, Hackney, Walker, Searcy and Holley, City Manager Ewings, City Attorney Wilson, Chief Erisman, ED Coordinator Nelson, Chief Building Official Richardson, City Secretary Batchler, Director of Finance Welch, and News Media.

INVOCATION: Commissioner Frazier

PLEDGE OF ALLEGIANCE was led by Mayor Thomas.

ROLL CALL to determine the presence of a quorum: The City Secretary called the roll and determined that a quorum was present.

MINUTES

Minutes of the October 20, 2014, workshop were approved as presented on a motion by Commissioner Hackney and seconded by Commissioner Frazier with all members present voting AYE. Minutes of the October 20, 2014, regular meeting were approved as presented on a motion by Commissioner Holley and seconded by Commissioner Salik with all members present voting AYE. 7-AYES, 0-NOES Measures carried.

FIRST READINGS

ORDINANCE 14-11-01

ORDINANCE OF THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE CHANGING ZONING FOR PROPERTY LOCATED AT 5600 LAKEVIEW ROAD FROM AGRICULTURE ZONING DISTRICT TO "R-1" SINGLE FAMILY DISTRICT; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE.

A tract or parcel of land situated in the City of Ennis, Ellis County, Texas, and being part of the Ascencion Gonzaba Survey, Abstract 381, and being that tract of land conveyed to Steve L. Santos by deed recorded in Volume 2656, Page 754 of the Official Public Records of Ellis County and also being tract 38 of Researched Investment, LTD, a subdivision in Ellis County as recorded in Cabinet A Slide 656 of the Map Records of Ellis County, Texas and being known as

(1.9729 Acres) 5600 Lakeview Rd. Requested by Steven L. Santos, P & Z Case 14.09.02. Mayor Thomas opened the public hearing at 7:05 p.m. and requested comment. There was none and at 7:06 p.m. the Mayor closed the public hearing. Commissioner Salik moved to Pass, Approve and Adopt Ordinance 14-11-01 on first reading reclassifying the property from Agriculture Zoning to “R-1” Single Family District. Commissioner Frazier seconded and all members in attendance voted AYE. 7-AYES, 0-NOES

ORDINANCE 14-11-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, ADOPTING AN ORDINANCE ESTABLISHING A COMPREHENSIVE POLICY STATEMENT AND PROGRAM FOR ECONOMIC DEVELOPMENT INCENTIVES; PROVIDING FOR OBJECTIVE AND SUBJECTIVE CRITERIA FOR EVALUATING INCENTIVE APPLICATIONS; PROVIDING FOR MAXIMUM VALUES AND AMOUNTS OF INCENTIVES TO BE CONSIDERED; PROVIDING FOR PROCEDURAL GUIDELINES FOR CONSIDERING INCENTIVE APPLICATIONS; ESTABLISHMENT OF GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT AGREEMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Tax abatement policies are required by state statues to be reviewed and adopted every two years. The current policy will expire at the end of December. The Commission has discussed the proposed revision to the policy during the last two workshops. The following revisions were made to the policy:

Value of Tax Abatement Incentive

Once a determination has been made that a tax abatement should be offered, the value and term of the abatement will be determined by referencing the following table:

Value of Improvement		% of Abatement	Duration	
\$500,000	TO	\$3,000,000	60%	5
\$3,000,000	TO	\$ 6,000,000	65%	5
\$6,000,000	TO	\$10,000,000	70%	5
\$10,000,000	TO	\$50,000,000	75%	5-7
\$50,000,000	OR	MORE	75-100%	5-10

Tax abatements shall apply only to real property and improvements valuation and to eligible personal property improvements and shall be applied only to the increased value of the improvement in the tax abatement district over the value in the year in which the agreement is executed and an amount equal to one hundred percent (100%) of the tax assessed upon the increase in land value in the tax abatement district over the value in the year in which the agreement is executed. Personal property (inventory) will be taxed at full market value.

The Tax Abatement Review Committee is comprised of the Mayor, Mayor Pro-Tem, City Commissioner, City Manager and President of the EEDC.

Commissioner Frazier moved to Pass, Approve and Adopt Ordinance 14-11-02 on first reading and Commissioner Salik seconded with all members in attendance voting AYE. 7-AYES, 0-NOES

NEW BUSINESS

RESOLUTION 14-11-03

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER IN TO AN INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING WITH HARRIS COUNTY DEPARTMENT OF EDUCATION, ESTABLISHING AN EFFECTIVE.

Ameresco, Inc., has provided information regarding energy efficiency and water conservation performance contracts. By entering in to this agreement with HCED, the city may enter in to an agreement with Ameresco and meet all competitive purchasing requirements.

Commissioner Frazier moved to Pass and Approve Resolution 14-11-03 approving the interlocal agreement with Harris County Department of Education. Commissioner Searcy seconded. The Commission voted: 6 AYES, 1-NO, measure carried.

RESOLUTION

A Resolution authorizing the City Manager to enter into an agreement with Ameresco, Inc. to conduct an energy audit on facilities and water meters was Laid on the Table by motion made by Commissioner Hackney and seconded by Commissioner Searcy. All members in attendance voted AYE. 7-AYES, 0-NOES. Measure tabled until next meeting.

OLD BUSINESS

APPOINTMENTS TO CITY OF ENNIS BOARDS AND COMMISSIONS:

Commissioner Holley moved to appoint Buddy Markham to the Building and Standards Commission. Commissioner Salik seconded and all members in attendance voted AYE. 7-

AYES, 0-NOES

REQUEST FROM CITY COMMISSION AND ROUNDTABLE:

Commissioner Holley would like more discussion on the “Focus Groups” on the Comprehensive Plan. Commissioner Searcy reiterated Commissioner Holley’s statement on the Comprehensive Plan “Focus Groups”. City Manager Ewing will present the issue to the consultants. Mayor explained that the consultants recommended the meetings with “Focus Groups”. The goal has always been to maximize community participation with no intent not to include the Comprehensive Plan Board. Commissioner Frazier expressed a thank you for the completion of streets in her ward. Commission Frazier stated her concern with the “Focus Groups”.

EXECUTIVE SESSION

Executive Session pursuant to the Texas Government Code, Ann. §551.074, Personnel Matters – evaluation of City Manager.

Mayor Thomas announced that executive session would begin on the 3rd day of November 2014, at 7:42 p.m. The subject matter was the six month evaluation of City Manager Ewings.

Upon return from the Closed Session at 8:42 p.m., Mayor Thomas announced that as a result of Executive Session, as a report to the community that no action would be taken. The review of Mr. Ewings 6 ½ - 7 months was a very thorough discussion.

With no further business, Mayor Thomas adjourned the meeting at 8:43 p.m.

ATTEST:

Russell R. Thomas, Mayor

Donna Batchler, City Secretary

