

CITY OF ENNIS COMMISSION REGULAR MEETING

DECEMBER 1, 2014

7:00 P.M.

Mayor Thomas called the meeting to order at 7:00 p.m. on December 1, 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, and Holley, City Manager Ewings, City Attorney Wilson, Chief Erisman, ED Coordinator Nelson, City Secretary Batchler, Director of Finance Welch, Attorney Robert Hager, and News Media.

Commissioner Searcy was not in attendance.

INVOCATION: Commissioner Walker

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 November 13, 2014, Special Joint meeting with the Planning and Zoning Commission were approved as presented on a motion by Commissioner Holley and seconded by Commissioner Frazier with all members present voting AYE. Minutes of the November 17, 2014, workshop were approved as presented on a motion by Commissioner Frazier and seconded by Commissioner Salik with all members present voting AYE. Minutes of the November 17, 2014, regular meeting were approved as amended on a motion by Commissioner Hackney under Old Business Resolution 14-11-09 second paragraph, line number 5 strike the words facilities and so that the line reads “the scope of the energy audit to be conducted by Ameresco, Inc. on water meters”. Seconded by Commissioner Walker with all members present voting AYE. 6-AYES, 0-NOES Measures carried.

PUBLIC HEARINGS

TEXAS CAPITAL FUND/TVM BUILDING PRODUCTS

The public hearing regarding a proposed application to the Texas Department of Agriculture Texas Capital Fund for economic development funding for up to \$750,000 to purchase a building that the City of Ennis can lease back to TVM Building Products was opened by Mayor Thomas at 7:06 p.m. The Mayor asked for public comment and there was none. The public hearing was closed at 7:07 p.m.

## TDHCA COMMUNITY DEVELOPMENT BLOCK GRANT WW TREATMENT PLANT

At 7:10 p.m. Mayor Thomas opened then public hearing on application for up to \$350,000 on a Community Development Block Grant to fund improvements to the wastewater treatment plant. The Mayor requested public comment and there was none. At 7:11 p.m. the public hearing was closed.

### FIRST READINGS

#### ORDINANCE 14-12-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, 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 HISTORIC PRESERVATION GRANTS, TAX REIMBURSEMENTS AND AGREEMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance 14-12-03 amends the current historic downtown revitalization incentive program establishing percentages for city grant funding, adds language compatible with state and federal tax credit programs, retains sunset clause, cost overruns would not be considered, bundling applications would not be allowed, each property will be evaluated on its own merit, removes language about tax reimbursement being increased value of the property, effective date of January 1, 2015, with expiration date of December 31, 2015, and the original occupancy language was put back in the ordinance. Commissioner Walker moved to Pass, Approve, and Adopt Ordinance 14-12-03 on first reading this the 1<sup>st</sup> day of December 2014. Commissioner Holley seconded and members in attendance voted AYE. 6-AYES, 0-NOES Measure carried.

#### ORDINANCE 14-12-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, ESTABLISHING A COMPREHENSIVE POLICY STATEMENT AND PROGRAM FOR ECONOMIC DEVELOPMENT INCENTIVES; PROVIDING FOR OBJECTIVE AND SUBJECTIVE CRITERIA FOR EVALUATING INCENTIVE APPLICATIONS; PROVIDING FOR PROCEDURAL GUIDELINES FOR CONSIDERING INCENTIVE APPLICATIONS; ESTABLISHMENT OF GUIDELINES AND CRITERIA GOVERNING CHAPTER 380 ECONOMIC DEVELOPMENT GRANTS AND AGREEMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance 14-12-04 will approve and establish policy on Chapter 380 Agreement Incentives for Retail Commercial Development. Chapter 380 Agreements will be subject to Commission approval. Commissioner Hackney moved to Pass, Approve, and Adopted on first reading this the 1<sup>st</sup> day of

December, 2014. Commissioner Salik seconded and all members in attendance voted AYE. 6-AYES, 0-NOES Measure carried.

## SECOND READINGS

### ORDINANCE 14-11-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, ESTABLISHING A MAIN STREET BOARD; ESTABLISHING THE PURPOSE OF THE BOARD; THE JURISDICTIONAL AREA OF THE BOARD; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Holley moved to Pass, Approve, and Adopt on second and final reading Ordinance 14-11-05 establishing a Main Street Board in accordance with the requirements of the Main Street City Program. The number of board members has been amended from first reading to a maximum number of 19 possible members adding a member representing the Planning and Zoning Commission. Commissioner Walker seconded and all members in attendance voted AYE. 6 AYES, 0 NOES Measure carried.

## NEW BUSINESS

### RESOLUTION 14-12-01

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, SUPPORTING THE SUBMITTAL OF AN APPLICATION FOR FUNDING THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE TEXAS CAPITAL FUND; ESTABLISHING AN EFFECTIVE DATE.

Commissioner Frazier moved to Pass and Adopt Resolution 14-12-01 supporting a \$750,000 grant application to the Texas Department of Agriculture for funding through the Texas Capital Fund to support the location of TVM Industries, Inc. in Ennis. Commissioner Holley seconded and all members in attendance voted AYE. 6-AYES, 0-NOES Measure carried.

### TEXAS COMMUNITY BLOCK GRANT PROGRAM

CITIZEN COMPLAINT PROCEDURE IN ACCORDANCE WITH THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

In pursuing Texas Community Development Block Grant funding for improvements to the wastewater treatment plant, compliance with grant requirement is the adoption of Texas CDBG Citizen Complaint Procedures. Commissioner Salik moved to adopt the complaint procedure

and Commissioner Walker seconded. All members in attendance voted AYE. 6-AYES, 0-NOES Measure carried.

RESOLUTION 14-12-02

A RESOLUTION AUTHORIZING THE EXECUTION OF THE ONCOR CITIES STEERING COMMITTEE PARTICIPATION AGREEMENT.

This resolution authorizes execution of the Oncor Cities Steering Committee Participation Agreement authorizing payment of \$0.11 per capita according to City's population shown online at the TML website. Commissioner Hackney moved to Pass the resolution and Commissioner Frazier seconded. All members in attendance voted AYE. 6-AYES, 0-NOES Measure carried.

OLD BUSINESS

APPOINTMENTS TO CITY OF ENNIS BOARDS AND COMMISSIONS:

The following citizens were appointed by Mayor Thomas to the Main Street Board and confirmed on a motion by Commissioner Salik and seconded by Commissioner Frazier. All members in attendance voted AYE. 6-AYES, 0-NOES Measure carried.

Representing	Name
City Commission	Brian Holley
Economic Development Corporation	Jesse Haupt
Chamber of Commerce	Jeannette Patak
Tourism Commission	Kelly Kovar
Arts Commission	Nora Puckett
Historic Landmark Commission	Dennis Zembala
Historical Society	Dr. Meg Sullivan
Ennis ISD	Dr. John Chapman
Planning and Zoning Commission	Jake Holland
Unity in the Community	James Warren
Property Owner	Betty Glaspy
Property Owner	Bramlett Beard
Property Owner	Dr. William Davis
Property Owner	Joyce Lindauer
Developer	Jon Mark Williams, Lake Group

REQUEST FROM CITY COMMISSION AND ROUNDTABLE:

Commissioner Salik asked that the City consider deannexation action on property that had been stripped annexed going east to the Trinity River. Commissioner Hackney urged everyone to be safe during the Thanksgiving Holiday. He also requested that in the future proposed ordinance

or resolution amendments from draft to first and second readings are in a red lined word document so that the changes are readily recognizable. Commissioner Walker asked that the city pursue a city entrance marker on the North End of Town. Commissioner Holley said thank you to Mr. Hager. "Every time you are here we learn something. You are concise and to the point. Your participation is most appreciated".

With no further business, Mayor Thomas adjourned the meeting at 7:25 p.m.

ATTEST:

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Russell R. Thomas, Mayor

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Donna Batchler, City Secretary

