

CITY OF ENNIS COMMISSION SPECIAL WORKSHOP

November 25, 2013

6:00 P.M.

Mayor Thomas called the meeting to order at 6:00 p.m. on November 25, 2013, in the City Commission Chambers of the City of Ennis Municipal Building, 115 W. Brown Street, Ennis, Texas 75119.

PRESENT: Mayor Thomas, Commissioners Frazier, Haupt, Walker, Searcy, and Holley, City Manager Howerton, City Attorney Wilson, and City Secretary Batchler. Commissioner Salik and Chief Erisman were not in attendance.

INVOCATION: Commissioner Holley.

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.

City Manager Howerton reviewed with the City Commission the Historic Preservation Policies that have been in place for several years. 1. The Five Year Tax Value Deferral (in place and to remain unchanged), the appraised value of improvements completed pursuant to the issuance of a certificate of appropriateness shall not be added to the appraised tax value of the historic landmark structure(s) for a period of five (5) years. 2. Historic Re-investment Tax Abatement (in place since 1989 and to remain unchanged) is one year abatement with city tax reimbursement. Historic landmark structures which are non-residential and which are listed on the National or Texas Register of Historic Places or which are located in the designated Historic National Register Downtown District shall be eligible for historic reinvestment tax abatements. 3. Twenty-five (25) percent value exemption (in place and to remain unchanged) for historic landmark structures eligible for a historical appraised tax value exemption of twenty-five (25) percent of the appraised value of the property not to exceed twenty-five thousand dollars (\$25,000.00) in accordance with the Texas Property Tax Code for residential and non-residential properties.

ORDINANCE 13-12-01

Ordinance 13-12-01 amending Chapter 8.5 of the Code of Ordinances of the City of Ennis by adding Subsection (d) following subsection 8.5-7 (c) (3) to provide a seven (7) year, one hundred (100) percent City tax reimbursement for major historic preservation projects having a documented value which exceeds \$15,000.00 and which are located within the National Register

Historic Downtown District, providing a severability clause, proving for an effective date, and providing for publication.

The City Manager read Ordinance 13-12-01 with revisions to include under Subsection (d) 5) Any City tax reimbursement that is the subject of this ordinance may be assigned under terms and conditions of the tax reimbursement agreement following approval by the City Commission which shall not be unreasonably withheld.

#### ORDINANCE 13-12-02

Ordinance 13-12-02 amending Chapter 8.5 of the Code of Ordinances of the City of Ennis by adding Section 8.5-13 following Section 8.5-12 to provide historic preservation grants for major historic preservation projects having a documented value which exceeds \$75,000.00 and which are located within the National Register Historic Downtown District, establishing eligibility requirements, establishing application and approval procedures, establishing performance requirements, establishing compliance requirements, providing for recapture by the City of Ennis in the event of default, providing a severability clause, providing for an effective date, and providing for publication.

City Manager Howerton read Ordinance 13-12-02 with revisions to include under Section 8.5-13 (page 3) Failure to continuously maintain a fifty (50) percent occupancy rate for a period of ninety (90) days shall constitute a breach of performance agreement and must be remedied within sixty (60) days following written notice of breach by the City. q) Performance Guaranty: 2. The City of Ennis shall reimburse the Grant Recipient reasonable costs for an irrevocable letter of credit. -OR- t) Program Review: The Historic Preservation Grant Program shall be reviewed at least annually by the City Commission to determine if the Historic Preservation Grant Program is achieving Program goals and objectives in a cost effective manner. Should the City Commission determine that the Historic preservation Grant Program is not achieving Program goals and objectives in a cost effective manner, the Program shall be terminated immediately.

A thirty-six month termination date for the program commencing from the effective date was discussed.

The disbursement schedule to be revised as follows: Fifty (50) percent of the total grant amount shall be disbursed to the grant recipient when the building permit is issued. The final fifty (50) percent of the total grant amount shall be disbursed to the grant recipient following the City's issuance of the Certificate of Occupancy.

Graduated grant amounts were discussed and the following revised incentives shall be incorporated in the ordinance: \$0-15,000 (Tax Reimbursement equal to investment not to exceed annual tax payment), \$15,000-\$25,000 (Tax Reimbursement 100% for 7 years and Historic Preservation Grant 5%), \$25,000-\$50,000 (Tax Reimbursement 100% for 7 years and Historic

Preservation Grant 10%), \$50,000-75,000 (Tax Reimbursement 100% for 7 years and Historic Preservation Grant 15%), \$75,000 + (Tax Reimbursement 100% for 7 years and Historic Preservation Grant 22%).

City Manager to make revisions to Ordinance 13-12-02 as discussed. Revised ordinance shall be presented at the next regular meeting scheduled for December 2, 2013.

With no further business, Mayor Thomas adjourned the meeting at 7:00 p.m.

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Donna Batchler, City Secretary

