

CITY OF ENNIS COMMISSION WORKSHOP

AUGUST 5, 2013

6:00 P.M.

Mayor Thomas called the meeting to order at 6:00 p.m. on August 5, 2013, in the City Commission Chambers of the City of Ennis Municipal Building, 115 W. Brown Street, Ennis, Texas 75119.

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

PROJECTS AND PROGRAMS

REPORT OF THE CITY MANAGER FOR THE PERIOD JUNE 25, 2013 THROUGH JULY 29, 2013 The report was routine in nature. City Manager Howerton noted that during July, the Water Treatment Plant treated approximately 164.265 million gallons of water and the Wastewater Treatment Plant treated approximately 55.341 million gallons of wastewater.

STAGE 1 OF WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN The City Manager advised the City Commission that the city will be entering stage 1 of the water conservation and drought contingency plan early next week. A press release will be issued to that effect.

3RD QUARTER BY OBJECTIVES REPORT FY 201-2013 The City Manager presented the report listing the more significant accomplishments exceeding 95 percent of the objectives for this year.

DEVELOPMENT/CONSTRUCTION PROGRESS REPORT AUGUST 1, 2013 There are sixteen active projects. The AT&T building is under remodel with a permitting value of \$2,874,277 and Ergon Asphalt & Emulsions have permitted new asphalt tanks with a permitting value of \$7,000,000. The Dairy Queen, Wall Chinese Restaurant, Baymont Inn, and Bank of America are under remodel due to damage from the May 2013 tornado. Fifty-six project with a permitting value of \$ 41,081,224 have been completed.

DSHS ARBOVIRUS ACTIVITY REPORT WEEK #30 ENDING JULY 27, 2013 (WEST NILE) Four human cases have been confirmed in the State of Texas. Three of the four are in the North Texas counties of Denton, Johnson, and Tarrant. No cases have been reported in Ellis County with no reports of mosquitos carrying West Nile Virus. The city is in week seven of spraying. The city has been sprayed five times over. The spraying will continue until the Texas

Department of State of Health Service advises to discontinue. To date the 2013 Mosquito abatement expense is \$3,981.05.

ISO RATING As a result of the purchase and installation of a compressed air foam system on one of the Fire Department's fire trucks, Insurance Service Office, Inc.'s preliminary finding is that the City of Ennis's Public Protection Class 2/10 is appropriate for fire suppression. City Manager Howerton stated that the classification should be effective early 2014 resulting in a modest improvement in insurance premiums within the City of Ennis.

THE ENNIS ECONOMIC DEVELOPMENT CORPORATION (EEDC) City Manager Howerton presented an overview of the corporation. The EEDC Board of Directors and the City of Ennis Commission oversee the 4B sales tax funds. The EEDC Board of Directors consist of seven members appointed by the City Commission. Board members that are officers of the city are Mayor Thomas and Commissioner Haupt. The City of Ennis receives revenues in excess of \$1,000,000 annually as a result of the 4B ½ cent city sales tax. The 4B sales tax proceeds may be spent for economic development projects including land, buildings, equipment, targeted infrastructure, facilities and improvements to promote new and expanded business development, facilities to promote job creation and retention, and for the promotion of manufacturing and industrial facilities.

Ennis Economic Development Corporation
Timeline for Significant Events
Ennis Industrial Park

11/07/95	4-B Sales Tax Approved by Voters of Ennis, Texas (55.56% voting in favor)
06/11/96	Ennis Economic Development Corporation formed
10/06/98	Purchase of 366.017 acres authorized for Ennis Industrial Park (Phase I)
10/06/98	Phase I Industrial Park infrastructure authorized (road, rail, water & wastewater)
10/06/98	Sterilite Corporation announces \$50 million plant & 500 employees
05/01/99	Phase I Industrial Park infrastructure completed
09/30/99	Sterilite Corporation Phase I completed
11/09/99	Purchase of 339.2 acres authorized for Ennis Industrial Park (Phase II)
10/17/00	Sterilite Corporation announces Phase II Expansion (\$12 million)
05/08/01	Tredegar Corporation provides 63.57 acre land gift (\$219,880 value)
10/02/01	Sterilite Corporation announces Phase II-B Expansion (\$12 million)
12/04/01	Sterilite Corporation Phase II Expansion complete
03/21/02	Lowe's Corporation announces Distribution Center (15 million)
05/07/02	Knighthurst infrastructure project approved (road, water, and wastewater)
10/30/02	Sterilite Corporation Phase II-B Expansion complete
01/07/03	CVS Pharmacy announces Distribution Center (\$120 million)
03/05/03	Knighthurst infrastructure project completed
05/06/03	Rudd Road and Sterilite Drive extension project authorized

05/06/03	Sterilite Corporation announces Phase III Expansion (\$7.0 million)
06/03/03	Lowe's Distribution Center substantially complete
09/05/03	Rudd Road and Sterilite Drive extension project begins
04/26/04	Rudd Road and Sterilite Drive extension project complete (\$1,342,166.00)
05/04/04	4.498 acre tract conveyed to TXU Electric for 23 MW Substation
07/13/04	CVS Pharmacy announces 60,000 SF. Expansion
08/02/04	JTEKT Steering Systems announces Phase I (\$30 + million)
09/23/04	Purchase of 80.713 acres authorized for Ennis Industrial Park (Phase III)
06/06/05	ASMO Manufacturing announces Phase I (\$14 + million)
08/08/06	National Envelope Corporation announces Phase I (\$24.9 million)
08/08/06	Alliance Data Systems announces call/service center (\$19.5 million)
10/13/06	JTEKT grand opening
12/01/06	ASMO Manufacturing Phase I substantially complete
12/04/06	JTEKT announces Phase II (\$30 + million)
01/23/07	Purchase of 5.378 acres for Ennis Industrial Park
06/07/07	Alliance Data grand opening
10/24/07	National Envelope grand opening
07/13/10	Sysco Corporation purchases 255.691 acres for \$5,409,280.80
01/21/13	JTEKT expansion Phase III Tax Abatement approved (\$24.5 million)
07/3/13	TELETECH announces creation of 400 to 700 jobs

Summary of Cost and Benefits

COST

Cost to purchase and develop Industrial Park:	\$12,250,325.00
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BENEFIT

Sterilite, Phases I-IV (Commitment: Capital and Inventory)	\$89,000,000.00
Lowe's (Commitment: Capital and Inventory)	\$18,000,000.00
CVS Pharmacy, Phase I & II (Commitment: Capital and Inventory)	\$144,000,000.00
JTEKT, Phases I & II (Commitment: Capital and Inventory)	\$65,000,000.00
ASMO Manufacturing (Commitment: Capital and Inventory)	\$14,000,000.00
National Envelope (Commitment: Capital and Inventory)	\$24,900,000.00
Alliance Data Systems (Commitment: Capital and Inventory)	\$19,500,000.00
Sysco Corporation (Commitment: Capital and Inventory)	\$80,000,000.00
JTEKT, Phase III Capital and Inventory	\$24,500,000.00
Total Committed Investment (Capital and Inventory)	\$478,900,000.00

JOB CREATION

Sterilite (Current Workforce)	750
Lowe's (Committed Workforce)	51
CVS Pharmacy (Committed Workforce)	270
JTEKT (Committed Workforce)	330
ASMO Manufacturing (Committed Workforce)	37
National Envelope (Committed Workforce)	297
Alliance Data Systems (Committed Workforce)	546
Sysco Corporation (Committed Workforce)	300
Total Job Creation (Committed)	2,581

The Ennis Economic Development Corporation has invested \$12,250,325 to acquire and develop the Ennis Industrial Park. To date, private industry has invested or committed to invest \$478,900,000 in capital and inventory in the Park and will create 2,581 jobs.

2014 STREET BOND PROGRAM The upcoming 2014 Street Bond Program was discussed. It was recommended that the city engage Freese and Nichols to provide preliminary cost estimates.

ANNEXATION OF APPROXIMATELY 1.8158 ACRES (ALL PORTIONS OF SAID TRACT NOT CURRENTLY IN CORPORATE LIMITS) OF LAND IN PART OF THE R.R. JACKSON SURVEY, ABSTRACT NO. 550, RECORDED IN VOLUME 2694, PAGE 1906 OF THE DEED RECORDS OF ELLIS COUNTY, BEING HEREBY KNOWN AS 300 LANEVIEW ROAD, ELLIS COUNTY, TEXAS. Requested by Brandon Nichols. P & Z Case #13.06.01 Second of four public hearings. Annexation Service Plan has been approved. All service providers in the area have been notified and notices were mailed to property owners in the area.

PROPOSED TAX RATE FOR FY 2013-2014 AND SETTING A DATE FOR ADOPTION OF THE TAX RATE. \$0.6950 is the proposed tax rate for FY 2013-2014 and September 3, 2013 is the proposed date for adoption of the tax rate.

INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF ENNIS, TEXAS AND THE COUNTY OF ELLIS, TEXAS (FY 2013-2014). The Interlocal Cooperative Agreement between the City of Ennis, Texas and County of Ellis, Texas for FY 2013-2014 is a standard agreement entered into annually for cooperative use of both entities resources should the need arise.

APPOINTMENTS TO CITY OF ENNIS BOARDS AND COMMISSIONS: The Mayor presented his recommendation for appointment of the following to their boards:

Adam Hejny	Airport Board
Kevin Six	Airport Board

The Mayor presented his recommendation for reappointment of the following to their boards or commissions:

Cecilia Cameron	Library Board
Calissa Hunter	Library Board
Mary Ann Kinzie	Library Board
Raymond Caldwell	Library Board
Laura Meeker	Library Board
Kathy Morse	Library Board
Brian Prachyl	Library Board

Joseph Brown	Parks Board
Cathie Morales	Parks Board

Alan Clark	Airport Board
Jon Paul Honza	Airport Board
Bill Lewis	Airport Board
Matt Walker	Airport Board

William Davis	Planning and Zoning Commission
Jerold Nichols	Planning and Zoning Commission
Booker T. Washington	Planning and Zoning Commission
Glen Hejny	Planning and Zoning Commission

Silvestre Garcia, Jr.	Building and Standards Commission
Lane Grayson	Building and Standards Commission
Leonard Morton	Building and Standards Commission
Mohamad Pishanidar	Building and Standards Commission
Scott Shaw	Building and Standards Commission
Clint Sublett	Building and Standards Commission

Jina Armstrong	Historic Landmark Commission
Jim Ferguson	Historic Landmark Commission
Mary Helen Gentry	Historic Landmark Commission
Nora Puckett	Historic Landmark Commission
Joanne Ventura	Historic Landmark Commission
Cathie Morales	Historic Landmark Commission

Russell Thomas	Economic Development Commission
Cathie Morales	Economic Development Commission

John McIntosh	Museum Board
Mary Ann Lamkin	Museum Board
Dane Williams	Museum Board
Jim Templin	Museum Board
Russell Thomas	Hospital Board

Mayor Thomas adjourned the workshop at 6:54 p.m.

Donna Batchler, City Secretary