

CITY OF ENNIS COMMISSION WORKSHOP

SEPTEMBER 3, 2013

6:00 P.M.

Mayor Thomas called the workshop to order at 6:00 p.m. on September 3, 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, and Holley, City Manager Howerton, City Attorney Wilson, Chief Erisman, and City Secretary Batchler. Commissioners Salik and Searcy were not in attendance.

REPORT OF THE CITY MANAGER FOR THE PERIOD JULY 30, 2013 THROUGH AUGUST 27, 2013 The report was routine in nature. During August, the Water Treatment Plant treated approximately 130.982 million gallons of water and the Wastewater Treatment Plant treated approximately 49.780 million gallons of wastewater.

DEVELOPMENT/CONSTRUCTION PROGRESS REPORT SEPTEMBER 3, 2013 There are twenty-two (22) active permitted projects with a total permitting value of \$12,476,071.00. There are fifty-eight (58) completed projects with a total permitting value of \$41,081,224.06.

WEST NILE VIRUS Texas Department of State Health Services Arbovirus Report week thirty-five (35) ending August 31, 2013 reports forty-two confirmed cases in Texas. No cases have been reported in Ellis County. The mosquito population in Ennis has tested negative for the virus.

INSURANCE SERVICES OFFICE, INC. ISO has recently completed an analysis of the structure fire suppression delivery systems provided by the Ennis Fire Department resulting in a classification of Class 2/10.

2014 STREET BOND PROGRAM Freese and Nichols has provided preliminary cost estimates on the proposed projects adding a 25 percent contingency to each project for utilities relocations resulting in more projects in each ward than funds to complete. The Commission will be taking assessment as to which projects are most viable.

The Mayor adjourned the workshop at 6:29 p.m. for the scheduled public hearing on the FY 2013-2014 Tax Rate.

The Mayor reconvened the workshop at 6:34 p.m.

AGENDA ITEMS

BID AWARDS

“E 13-11” CITY OF ENNIS BANK DEPOSITORY Three (3) proposals were received for "E 13-11" (City of Ennis Bank Depository). Both the Prosperity Bank proposal and the First State Bank of Rice proposal were similar for service delivery and service charges; however, Ennis State Bank proposed service charges that are estimated to be \$5,609.70 per year. Using current advertised interest rates for each bank and netting out the cost for service charges, the projected net annual interest income for the City's four major investment accounts is estimated to be the following for each bank: Ennis State Bank - \$64,868.85, First State Bank of Rice - \$64,978.72 and Prosperity Bank - \$62,167.22. Projected "cost adjusted" interest income is virtually the same for each bank. There is one other difference in the proposals regarding interest bearing accounts. Prosperity Bank offered a guaranteed minimum interest rate ("floor") of 0.50 % on money market accounts and 0.40% on NOW accounts. Ennis State Bank and First State Bank of Rice did not offer a minimum interest rate ("floor") on any interest bearing accounts. Due to the difference in minimum interest rate guarantees for interest bearing checking accounts and money market deposits, and Prosperity Bank's record of service as City Depository, Prosperity Bank is recommended for designation as the City of Ennis Bank Depository. Prosperity Bank has served as the City of Ennis Bank Depository since 1995 and has rendered satisfactory service during that period of time. The City of Ennis Bank Depository Contract is for a term of two (2) years commencing October 1, 2013 and ending September 30, 2015

PUBLIC HEARINGS AND FIRST READINGS

ORDINANCE 13-09-01 ADOPTING THE CITY OF ENNIS, TEXAS BUDGET AND APPROPRIATING RESOURCES FOR THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013. The Budget estimate for the revenue and expenditures for the City of Ennis, Texas, was presented by the City Manager for the fiscal year beginning October 1, 2013, and ending September 30, 2014. The sum of \$17,223,723.00 is appropriated out of the General Fund as follows:

For Operating Expenses	\$13,423,388.00
Capital Outlay	\$ 323,352.00
General Obligation	
Bond Debt	<u>\$ 3,476,983.00</u>
TOTAL	\$17,223,723.00

The sum of \$8,568,206.00 is appropriated out of the Water and Sewer Fund as follows:

For Operating Expenses	\$ 6,118,295.00
Capital Outlay	\$ 231,814.00
I & S	<u>\$ 2,218,097.00</u>
TOTAL	\$ 8,568,206.00

The sum of \$5,815,279.00 is appropriated out of the General Obligation Bond Interest and Sinking Fund for the payment of bonds and interest coupons maturing within the year.

The sum of \$2,218,097.00 is hereby appropriated out of the Revenue Bond Interest and Sinking Fund for the payment of bonds and interest coupons maturing within the year.

ORDINANCE NO. 13-09-02 AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, FIXING THE TAX RATE FOR THE CITY OF ENNIS, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 City Manager Howerton presented the ordinance as follows:

There is hereby levied and shall be assessed for the tax year of 2013-2014 an ad valorem tax of sixty-nine and fifty one hundredths cents (\$0.695) on each one hundred (\$100.00) valuation of property within the limits of the City of Ennis and subject to taxation, that such ad valorem tax shall all be appropriated to the General Fund and Interest and Sinking Fund as follows:

For the General Fund	\$ 0.448714
For the Interest & Sinking Fund	<u>\$ 0.246286</u>
TOTAL	\$ 0.695000

THIS TAX RATE WILL RAISE LESS TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE LOWERED BY 0.188447 PERCENT AND WILL LOWER TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$8.26.

The Tax Collector for the City of Ennis is hereby directed to levy for the 2013-2014 tax year the rates and amounts herein levied, and when such taxes are collected the City of Ennis is to distribute the collections in accordance with this ordinance.

Taxes are due and payable beginning October 1, 2013 through January 31, 2014 and all taxes become delinquent on February 1, 2014 with interest and penalty applied on and after that date.

The second public hearing is scheduled for September 10, 2013 at 5:30 p.m. to be held in the Municipal Building, 115 W. Brown St., Ennis, Texas. Second and final reading of the ordinance fixing the tax rate for FY 2013-2014 will be on September 16, 2013 at 7:00 p.m. in the Municipal Building, 115 W. Brown St., Ennis, Texas.

SECOND READING OF ORDINANCES

SECOND READING OF ORDINANCE NO. 13-08-01 ANNEXING APPROXIMATELY 1.8158 ACRES 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, TEXAS, BEING HEREBY KNOWN AS 300 LANEVIEW ROAD, ELLIS COUNTY, TEXAS.

SECOND READING OF ORDINANCE NO. 13-08-02 AN ORDINANCE OF THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY A CLASSIFICATION; TO RE-CLASSIFY APPROXIMATELY 1.8158 ACRES 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 AND KNOWN AS 300 LANEVIEW ROAD, ENNIS, ELLIS COUNTY, TEXAS FROM "T" TRANSITION DISTRICT TO "R-1" (DWELLING DISTRICT, SINGLE FAMILY) IN THE OFFICIAL ZONING MAP OF THE CITY, AND PROVIDING A SAVING CLAUSE, A SEPARABILITY CLAUSE, AND AN EFFECTIVE DATE.

SECOND READING OF ORDINANCE NO. 13-08-03 AN ORDINANCE OF THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY A CLASSIFICATION; TO RE-CLASSIFY PROPERTY LOCATED AT 307 NORTH SHERMAN STREET, ALSO KNOWN AS EAST 46 FEET OF LOT 6, ALL OF LOT 7 AND 8, BLOCK 156 OLD TOWN ENNIS, 0.385 ACRES, ENNIS, ELLIS COUNTY, TEXAS, FROM "D" (DUPLEX DISTRICT) TO "R-5" (DWELLING DISTRICT, SINGLE FAMILY) WITH A SPECIFIC USE PERMIT FOR A BED AND BREAKFAST IN THE OFFICIAL ZONING MAP OF THE CITY, AND PROVIDING A SAVING CLAUSE, A SEPARABILITY CLAUSE, AND AN EFFECTIVE DATE. Condition of Specific Use Permit Issuance and Compliance: 1) Rezoning required ("D" Duplex to "R-5" Residential), 2) Specific Use Permit to current owner, only for Bed and Breakfast, only (with conditions). 3) Specific Use Permit will terminate upon transfer of ownership or violation of any condition of Permit issuance. 4) Bed and Breakfast must be owner-occupied. 5) Seven all weather-hard surface parking spaces required (asphalt or concrete pavement). 6) No rental for private events (receptions, parties, training, etc.). The only authorized use is Bed and Breakfast. 7) Facility must comply with all fire code requirements. 8) Facility must meet ADA requirements. Ramps (as required) must be fixed (permanent). 9) Bed and Breakfast occupancy may not exceed nine (9). 10) All building code, zoning ordinance and fire code requirements, and all conditions of the Specific Use Permit must be met before a Certificate of Occupancy will be issued. 11) Bed and Breakfast must be open under a valid Certificate of Occupancy within six (6) months of issuance of the Specific Use Permit or the Specific Use Permit will expire. Fifteen property owners were notified. Zero notices were returned with a "For" Vote. Two notices were returned with an "Against" Vote and two were returned with an "Against and Legal Protest" Vote. The protest account for 15.8 percent of the adjoining property, since that is less than twenty percent of the adjoining property there is no requirement for a  $\frac{3}{4}$  majority vote for approval.

## NEW BUSINESS

RESOLUTION 13-09-03 AUTHORIZING AND APPROVING THE FY 2013-2014 ENNIS ECONOMIC DEVELOPMENT CORPORATION BUDGET WITH "PROJECTS PURSUANT TO THE TEXAS LOCAL GOVERNMENT CODE, SECTION 505.151 – 505.158 (USE OF 4B SALES TAX REVENUE). The City Manager presented the Economic Development Corporation Budget for Fiscal Year 2013-2014 as follows:

REVENUE

Unrestricted Fund Balance FY 2012-2013	\$1,017,510.00
Restricted Fund Balance for Industrial Park Development FY 2012-2013	\$5,725,471.00
Restricted Fund Balance for Future Airport Development FY 2012-2013	\$1,938,500.00
Anticipated Sales Tax Revenue FY 2013-2014	\$1,269,605.00
Anticipated Revenues from Use of Money and Property	\$ 22,897.00
Bond Proceeds – Restricted for Industrial Park Development	\$ 590,567.00
TOTAL REVENUE	\$10,564,550.00

EXPENDITURES

DEBT SERVICE

Sales Tax Revenue Bonds, Series 2003 (Sterilite Rd. and Rudd Rd.)	\$ 147,068.00
Sales Tax Revenue Bonds, Series 2004 (Ennis Industrial Park III)	\$ 106,482.00
Sales Tax Refunding Bonds, Series 2008	\$ 499,720.00
DEBT SERVICE TOTAL	\$ 753,270.00

FUNDED COMMITMENTS

Certificates of Obligation, Series 1998 (2012 Refunding)	\$ 120,200.00
Texas Capital Fund Repayment	\$ 22,794.00
FUNDED COMMITMENTS TOTAL	\$ 142,994.00

OPERATING AND CAPITAL EXPENDITURES

Christmas Lights (Pierce Park: \$20,000; Lights of Ennis Grant: \$15,000)	\$ 35,000.00
Economic Development Activities (Operations & Marketing)	\$ 80,000.00
Maintenance of Property and Facilities	\$ 290,561.00
Restricted for Future Airport Development	\$ 1,938,500.00
Restricted for Industrial Park Development (Capital – Sysco: \$2,000,000 of total)	\$6,733,658.00
OPERATING AND CAPITAL EXPENDITURES TOTAL	\$9,077,719.00

BOND PROCEEDS – RESTRICTED FOR INDUSTRIAL PARK DEVELOPMENT \$ 590,567.00

TOTAL EXPENDITURES \$10,564,550.00

NOMINATIONS FOR THE BOARD OF DIRECTORS OF THE ELLIS CENTRAL APPRAISAL DISTRICT. Nominations must be submitted to the Ellis Appraisal District before October 15, 2013.

CHARGE OFF OF DELINQUENT UTILITY AND AMBULANCE ACCOUNTS FOR THE PURPOSE OF COLLECTION BY THE OFFICE OF THE CITY ATTORNEY. City Staff

recommended the charge off of \$8,378.81 in delinquent utility accounts and submission to the City Attorney for collection purposes.

OLD BUSINESS

APPOINTMENTS TO CITY OF ENNIS BOARDS AND COMMISSIONS: No action to be taken.

Mayor Thomas adjourned the workshop at 6:40 p.m.

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Donna Batchler, City Secretary

