

**ENNIS CITY COMMISSION MEETING MINUTES  
REGULAR MEETING  
TUESDAY, JANUARY 17, 2017  
6:00 P.M.**

**CALL TO ORDER**

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Tuesday, January 17, 2017 at 6:00 P.M. in the City Commission Chambers of Ennis City Hall, 115 W. Brown Street, Ennis Texas 75119.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Walker offered the Invocation.  
Mayor Juenemann led the Pledge of Allegiance

**ROLL CALL**

A quorum was present to wit:

Angie Juenemann	Mayor	
Matt Walker	Mayor Pro Tem, Ward 6	
Rowdy Pruitt	Commission Member, Ward 1	
Marco Hernandez	Commission Member, Ward 2	
Scott Hejny	Commission Member, Ward 3	absent
Lola Searcy	Commission Member, Ward 4	
Bill Honza	Commission Member, Ward 5	

**WORK SESSION/BRIEFING**

City Manager Dixon presented a brief staff update to include Library work being completed; Ennis Avenue widening; Youth Advisory Council discussion between Ennis ISD and Mayor Pro Tem Walker; Day of Dialogue; support of efforts to establish an academy by Navarro College; roof repairs completed at Fairview Park; United Way city contributions down; software conversion close to completion; capital planning to take place in March; over 30 homes currently being constructed in Ennis; and the airport fuel tank replacement.

Ashley Colunga presented to the Commission an update on the City of Ennis Mobile App. The name being considered for the app is "Ennis Y'all"

**COMMISSIONER UPDATES**

Mayor Juenemann commended staff for their participation in the 'Day of Dialogue'.

City Manager Dixon reported on the Airport Board stating that a bluebonnet fly-in "Buzz the Bluebonnets" was being scheduled.

## CITIZENS PUBLIC COMMENT PERIOD

Glenda Quinn, 242 Timms Road, Teleco, TX spoke regarding the amount of litter on the roads.

## CONSENT AGENDA

- 1. Approval of the January 3, 2017 City Commission Regular Meeting Minutes.**  
Mayor Juenemann read the item. Commissioner Searcy made a motion, seconded by Commissioner Honza, to approve the consent agenda as read. A vote was cast, 6 in favor, 0 against. Motion passed.

## PUBLIC HEARING

- 2. Conduct a Public Hearing to consider an application for a Private Club (“PC”) Specific Use Permit (“SUP”) for Ennis Public Theater, located at 113 N. Dallas St.**  
Mayor Juenemann recused herself due to a conflict of interest. Mayor Pro Tem Walker read the item and opened the Public Hearing. The following citizens spoke:  
Jim Cooper, 711 W. Main, Waxahachie, TX spoke in favor of approving the SUP for the Ennis Public Theater.  
Gus Jones, 1107 Oak Creek, Ennis, TX spoke in favor of approving the SUP for the Ennis Public Theater.  
Russell Thomas, spoke in favor of approving the SUP for the Ennis Public Theater  
Elizabeth Lofreddo, spoke in favor of approving the SUP for the Ennis Public Theater  
Dave Lindauer, 167 Isam, Ennis, TX spoke in favor of approving the SUP for the Ennis Public Theater  
Joyce Lindauer, 167 Isam, Ennis, TX spoke in favor of approving the SUP for the Ennis Public Theater  
Fran McCarthey, spoke in favor of approving the SUP for the Ennis Public Theater  
Cooper Stewart, 2102 Pleasant Drive, Ennis, TX Spoke against the SUP for the Ennis Public Theater  
Mayor Pro Tem Walker closed the Public Hearing
- 3. Conduct a Public Hearing to consider a request for a Variance to the 300 ft. distance requirements for the sale of alcohol near churches, schools, or hospitals for 113 N. Dallas Street (Ennis Public Theater) in relations to 116 W. Ennis Avenue and 113 W. Knox (Damascus Road Fellowship Church).**  
Mayor Pro Tem Walker read the item and opened the Public Hearing. No one spoke. Mayor Pro Tem Walker closed the Public Hearing. Mayor Juenemann returned to the dais.
- 4. Conduct a Public Hearing to consider amending the Zoning Ordinance for the City of Ennis, Texas from a “T” Transitional District to “HC-PD” Heavy Commercial Planned Development District for University Properties, LLC located at 10347 W. Ennis Avenue.**  
Mayor Juenemann read the item and opened the Public Hearing. No one spoke. Mayor Juenemann closed the Public Hearing.

- 5. Conduct a second Public Hearing to consider Project Plaza P3, an economic development project whose purpose is to fund a contract with MESA+Planning to create a project and finance plan. Amend the EEDC FY 16-17 budget to provide \$20,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action.**

Mayor Juenemann read the item and opened the Public Hearing. No one spoke. Mayor Juenemann closed the Public Hearing.

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

- 6. Discuss and consider an Ordinance approving an application for a Private Club (“PC”) Specific Use Permit (“SUP”) for Ennis Public Theater, located at 113 N. Dallas St.**

Mayor Juenemann read the item. Discussion ensued on the proposed restrictions on the SUP. Commissioner Hernandez made a motion, seconded by Commissioner Pruitt, to approve an Ordinance approving an application for a Private Club (“PC”) Specific Sue Permit (“SUP”) for Ennis Public Theater with the only restriction listed to be – No alcohol sales on Wednesday’s as long as the Damascus Road Fellowship is in its current location. A vote was cast, 6 in favor, 0 against. Motion passed.

- 7. Discuss and consider an Ordinance approving a request for a Variance to the 300 ft. distance requirements for the sale of alcohol near churches, schools, or hospitals for 113 N. Dallas Street (Ennis Public theater) in relations to 116 W. Ennis Avenue and 113 W. Knox (Damascus Road Fellowship).**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Hernandez, to approve an Ordinance approving a Variance to the 300 ft. distance requirement for the sale of alcohol near churches, schools, or hospitals for 113 N. Dallas Street (Ennis Public Theater) in relations to 116 W. Ennis Avenue and 113 W. Knox (Damascus Road Fellowship). A vote was cast, 6 in favor, 0 against. Motion passed.

- 8. Discuss and consider amending the Zoning Ordinance of the City of Ennis, Texas from a “T” Transitional District to “HC-PD” Heavy Commercial Planned Development District for University Properties, LLC located at 10347 W. Ennis Avenue.**

Mayor Juenemann read the item. Discussion regarding proposed use of the land included retail, educational geared towards law enforcement training, youth archery, indoor gun range. Commissioner Honza made a motion, seconded by Commissioner Walker to approve an Ordinance amending the Zoning Ordinance of the City of Ennis, Texas from a “T” Transitional District to “HC-PD” Heavy Commercial Planned Development District for University Properties, LLC. A vote was cast 4 in favor, 2 against (Juenemann, Searcy). Motion passed.

- 9. Discuss and consider approving Project Plaza 3, an economic development project whose purpose is to fund a contract with MESA+Planning to create a project and finance plan. Amend the EEDC FY 16-17 budget to provide \$20,000 to fund the**

**project and authorize the EDC President to execute any and all documents necessary to complete the action.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve an Ordinance approving Project Plaza 3 and amending the EEDC FY 16-17 budget to provide \$20,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action. A vote was cast, 6 in favor, 0 against. Motion passed.

**10. Discuss and consider approval of a final payment and grant closeout of a Historic Preservation Grant at 200 W. Knox in the amount of \$54,551.03.**

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to approve a grant closeout of a Historic Preservation Grant at 200 W. Knox in the amount of \$54,551.03. A vote was cast, 6 in favor, 0 against. Motion passed.

**11. Discuss and consider a Resolution supporting a Texas Department of Transportation project for approximately \$281,000 in pavement rehabilitation at the Ennis Municipal Airport and committing to pay 10% of project at an estimated \$28,100.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to approve a Resolution supporting the Texas Department of Transportation project for approximately \$281,000 in pavement rehabilitation at the Ennis Municipal Airport and committing to pay 10% of a project at an estimated \$28,100. A vote was cast, 6 in favor, 0 against. Motion passed.

**12. Discuss and consider a Resolution authorizing a Release of Lien for a Deed of Trust filed on June 26, 1992, between borrower Polyguard Products and lender City of Ennis in the amount of \$450,000.**

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Pruitt, to approve a Resolution authorizing a Release of Lien for a Deed of Trust filed on June 26, 1992 between borrower Polyguard Products and lender City of Ennis in the amount of \$450,00. A vote was cast, 6 in favor, 0 against. Motion passed.

**13. Discuss and consider approval of a Resolution authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund.**

Mayor Juenemann read the item. Commissioner Searcy made a motion, seconded by Mayor Pro Tem Walker, to approve a Resolution authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund. A vote was cast, 6 in favor, 0 against. Motion passed.

**14. Discuss and consider approval of a Resolution awarding the purchase of sixteen (16) fleet replacement vehicles approved through the Capital Improvement Plan in a total amount not to exceed \$421,000.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve a Resolution awarding the purchase of sixteen fleet replacement vehicles approved through the Capital Improvement Plan in a total amount not to exceed \$421,000. A vote was cast, 6 in favor, 0 against. Motion passed.

**15. Discuss and consider approving the 2017 downtown events and street closures.**

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Pruitt, to approve the 2017 downtown events and street closures. A vote was cast, 6 in favor, 0 against. Motion passed.

**16. Discuss and consider action regarding application and appointment procedures for the City of Ennis Boards and Commissions.**

Mayor Juenemann read the item and suggested to the Commission that the item be scheduled for a Workshop. No action taken.

**17. Discuss and consider an Ordinance approving a Fee Schedule for the City of Ennis Parks Facilities.**

Mayor Juenemann read the item. Commissioner Hernandez made a motion, seconded by Commissioner Honza, to approve an Ordinance approving a Fee Schedule for the City of Ennis Parks Facilities. A vote was cast, 6 in favor, 0 against. Motion passed.

**18. Discuss and consider appointing the following individuals to the Main Street Board: Dr. John Chapman (Ennis ISD), Betty Glaspy (Property Owner), and Judy Connatser.**

Mayor Juenemann read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Honza, to appoint Dr. John Chapman, Betty Glaspy and Judy Connatser to the Main Street Board. A vote was cast, 6 in favor, 0 against. Motion passed.

**EXECUTIVE SESSION**

**19. Ennis City Commission shall convene into closed Executive Session pursuant to section 551.071 Texas Local Government Code to seek legal advice from the City Attorney regarding Annexation and Dis-annexation.**

Mayor Juenemann recessed the City Commission into Executive Session at 7:36 P.M. City Commission reconvened at 8:36 P.M.

**20. Possible action as a result of the Executive Session.**

No action taken.

**ADJOURNMENT**

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 8:37 P.M.

ATTEST:  
  
CITY SECRETARY

APPROVED  
  
MAYOR