

**ENNIS CITY COMMISSION MEETING MINUTES  
REGULAR MEETING  
TUESDAY, FEBRUARY 7, 2017  
6:00 P.M.**

**CALL TO ORDER**

Mayor Juenemann called a regular meeting of the Ennis City Commission to order on Tuesday, February 7, 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
Lola Searcy	Commission Member, Ward 4
Bill Honza	Commission Member, Ward 5

**WORK SESSION/BRIEFING**

Marketing Director Ashley Colunga presented the Commission with an update on the mobile app for the City of Ennis. The app name is "Ennis Y'all" and should be launched before Bluebonnet season. New Farmers Market t-shirts were also presented.

**COMMISSIONER UPDATES**

Commissioner Hernandez reminded the Commission of a Parks Board meeting on Wednesday, February 7, 2017 at 5 p.m.

Mayor Pro Tem Walker reported business discussed at the Airport Board meeting including a program being planned for the Bluebonnet festival called 'Buzz the Bluebonnets'

Commissioner Hejny reported that the Main Street Board will be attending training in Waxahachie on Monday, February 13, 2017.

Mayor Juenemann reported on the ITS TIME TEXAS pledge to improve the health of all citizens of Ennis. Photos were taken with the Commission.

**CITIZENS PUBLIC COMMENT PERIOD**

No one spoke

## CONSENT AGENDA

1. **Approval of the January 17, 2017 City Commission Regular Meeting Minutes.**
2. **Approval of a Resolution calling a General Election to be held on May 6, 2017 for the purpose of electing a Mayor Pro Tem and Commissioners from Ward 2 and Ward 4.**
3. **Approval of a Resolution authorizing the Mayor to execute a contract with Ellis County Elections for a General Election to be held on May 6, 2017 and authorizing a Joint Election with the Ennis Independent School District.**

Mayor Juenemann read the items. Commissioner Hernandez made a motion, seconded by Commissioner Hejny, to approve the consent agenda as read. A vote was cast, 7 in favor, 0 against. Motion passed.

## PUBLIC HEARING

4. **Conduct a Public Hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas from “LI” Light Industrial District to “M-2” Heavy Manufacturing District for Integrated Advantage Systems, at 2708 N.E. Main St.**

Mayor Juenemann read the item and opened the Public Hearing. Jason Wolfe, 3100 NE Main, spoke against rezoning to Heavy Manufacturing due to potential emissions and pollutants.

5. **Conduct a Public Hearing to consider approval of a Special Exception for petroleum and chemical products manufacturing at 2708 N.E. Main St. for Genesis Custom Chemical Blending, LLC.**

Mayor Juenemann read the item and opened the Public Hearing. Jason Wolfe, 3100 NE Main, spoke against issuing a Special Exception for petroleum and chemical manufacturing due to potential emissions and pollutants.

6. **Conduct a Public Hearing to consider Project Demolition, an economic development project whose purpose is to demolish 302 N. Dallas and to amend the EEDC FY17 budget to provide \$100,000 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 and the Public Hearing was closed.

7. **Conduct a Public Hearing to consider Project Grease Trap, an economic development project whose purpose is to install grease traps in downtown to encourage new and expanded business development and to amend the EEDC FY17 budget to provide \$100,000 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 and the Public Hearing was closed.

## ITEMS FOR INDIVIDUAL CONSIDERATION

8. **Discuss and consider amending the Zoning Ordinance of the City of Ennis, Texas from “LI” Light Industrial District to “M-2” Heavy Manufacturing District for Integrated Advantage Systems, at 2708 N.E. Main St.**

Mayor Juenemann read the item. Donny Lord and Lloyd Brown with IAG addressed the Commission reporting on Genesis' excitement to join the community; the team of professionals hired by the company to ensure the safety of the project was introduced. Discussion ensued regarding waste disposal; air emissions; health concerns; hazmat teams; incident commanders on staff; and chemical storage. Mayor Pro Tem Walker made a motion, seconded by Commissioner Hejny, to approve amending the Zoning Ordinance of the City of Ennis from "LI" Light Industrial to "M-2" Heavy Manufacturing District for Integrated Advantage Systems at 2708 N.E. Main St. A vote was cast, 7 in favor, 0 against. Motion passed.

**9. Discuss and consider approval of a Special Exception for petroleum and chemical products manufacturing at 2708 N.E. Main St. for Genesis Custom Chemical Blending, LLC.**

Mayor Juenemann read the item. The Commission requested that the business owners keep in touch with residents in order to address their concerns. Commissioner Hernandez made a motion, seconded by Commissioner Hejny to approve a Special Exception for petroleum and chemical products manufacturing at 2708 N.E. Main St. for Genesis Custom Chemical Blending, LLC. A vote was cast, 7 in favor, 0 against. Motion passed.

**10. Discuss and consider approval of a Preliminary Plat for the Villas at Sonoma Trail, an apartment complex in "A-3-PD" Dwelling District (High Density) Planned Development at 400 Sonoma Trail.**

Mayor Juenemann read the item. Todd Winters with Engineering Concepts presented the plans to the Commission. Mayor Pro Tem Walker made a motion, seconded by Commissioner Pruitt, to approve a Preliminary Plat for the Villas at Sonoma Trail, an apartment complex in "A-3-PD" Dwelling District Planned Development at 400 Sonoma Trail. A vote was cast, 7 in favor, 0 against. Motion passed.

**11. Discuss and consider approval of a Temporary Authorized Special Exception for a Carnival by Talley Amusements, Inc. on N.W. Main St. and 302 N. Dallas St. ("Old Safeway Building" and parking lot) from April 10 through April 16, 2017.**

Mayor Juenemann read the item. Becky McCarty addressed the Commission regarding the carnival regarding set up days and hours of operation. Commissioner Hejny made a motion, seconded by Commissioner Pruitt, to approve a Temporary Authorized Special Exception for a Carnival by Talley Amusements, Inc. from April 10 through April 16, 2017. A vote was cast, 7 in favor, 0 against. Motion passed.

**12. Discuss and consider an Ordinance approving the "By-Laws" and final "Project and Finance Plan" as recommended by the Reinvestment Zone Number One, Ennis, Texas (TIRZ #1 Downtown) Board of Directors.**

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Honza, to approve the Ordinance approving the "By-Laws" and final "Project and Finance Plan" as recommended by the Reinvestment Zone Number One, Ennis, Texas Board of Directors. A vote was cast, 7 in favor, 0 against. Motion passed.

**13. Discuss and consider a Resolution accepting the "Ellis County Participation Agreement" to provide property tax funds to "Reinvestment Zone Number One, Ennis,**

**Texas” (TIRZ #1 Downtown) and authorize the Mayor to execute any and all documents necessary to complete the action.**

Mayor Juenemann read the item. Commissioner Hejny made a motion, seconded by Commissioner Pruitt, to approve the resolution accepting the “Ellis County Participation Agreement” to provide property tax funds to “Reinvestment Zone Number One, Ennis, Texas” and authorize the Mayor to execute any and all documents necessary to complete the action. A vote was cast, 7 in favor, 0 against. Motion passed.

## **EXECUTIVE SESSION**

**14. Ennis City Commission shall convene into closed Executive Session pursuant to:**

- **Section 551.071 Texas Local Government Code - seek legal advice from the City Attorney regarding Annexation.**
- **Section 551.087 Texas Local Government Code - deliberate regarding Economic Development negotiations for Project Lifesaver.**

Mayor Juenemann recessed the Commission into Executive Session at 6:56 P.M.

Mayor Juenemann reconvened the Commission into Open Session at 8:15 P.M.

**15. 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 8:15 P.M.

ATTEST:

Angie Wade  
CITY SECRETARY

APPROVED:

Angeline Juenemann  
MAYOR