

ENNIS COMMISSION MEETING MINUTES
REGULAR MEETING
MONDAY, APRIL 04, 2016
6:01 P.M.

CALL TO ORDER

Mayor Thomas called a regular meeting of the Ennis City Commission to order on Monday, April 04, 2016 at 6:01 p.m. in the City Commission Chamber of Ennis Municipal Building, 115 W. Brown Street, Ennis Texas 75119.

INVOCATION

The Invocation was given by Commissioner Holley

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Thomas

ROLL CALL

Mayor Thomas asked the City Secretary to call the roll to determine the presence of a quorum. City Secretary Angie Wade called the roll with a quorum present to wit:

Russell Thomas	Mayor	
Matt Walker	Mayor Pro Tem, Ward 6	
Jeremie Salik	Commission Member, Ward 1	
Marco Hernandez	Commission Member, Ward 2	
Ken Hackney	Commission Member, Ward 3	
Lola Searcy	Commission Member, Ward 4	ABSENT (6:15PM)
Brian Holley	Commission Member, Ward 5	

The following Staff members were present when the meeting was called to order:

City Administrator	Scott Dixon
City Secretary	Angie Wade
City Attorney	Richard Wilson
Chief of Police	John Erisman
ED Director	Marty Nelson
Chief Building Official	Mark Richardson
Building Inspector	Troy Foreman
Main Street Coordinator	Becky McCarty
Fire Chief	Jeff Aycock

WORK SESSION/BRIEFING

Staff Reports

City Manager Scott Dixon reviewed staff reports for the month of March 2015 to include: new Parks Director will start on Monday, April 11, 2016; Mold remediation at Fire Station is complete and station is occupied; and additional staff for Economic Development.

Presentations

- Ricky Reed with PHI gave a presentation to the Commission regarding an air ambulance membership program for citizens and staff.
- Greg Read and Gina Irwin with Brinkly, Sargent, Wiginton Architects, briefed the Commission on recommendations for a new Public Safety Facility.
- City Manager Scott Dixon updates staff on street repairs; street bond; Freese & Nichols Master Thorough Plan; and Economic Development impact.

CITIZENS PUBLIC COMMENT PERIOD

- John Sullivan, 501 N. Preston – spoke in favor of approving the SUP for Finn MacCools
- Jess Haupt – spoke in favor of approving the SUP for Finn MacCools
- Cooper Stewart, 2102 Pleasant Drive – spoke against approving the SUP for Finn MacCools
- Jerold Nichols, 3010 Troon Rd – spoke in favor of approving the SUP for Finn MacCools, suggested more restrictions
- Mary Smith, 2000 Crisp Road – requested repairs to Crisp Road
- Jim Lake, 1024 North Oak Cliff Blvd – spoke in favor of approving the SUP for Finn MacCools
- Buck Marshall, 702 Williamsburg Dr – spoke against approving the SUP for Finn MacCools
- Phyllis Stewart, 2102 Pleasant Dr – spoke against approving the SUP for Finn MacCools
- Scott Hejny, 3011 Troon Rd – spoke in favor of approving the SUP for Finn MacCools
- Glenn Hejny – requested the Commission put thought into their vote
- David Lindauer, 167 Isan Rd – spoke in favor of approving the SUP for Finn MacCools
- Cindy Pechal, 4731 FM Rd 1181 - spoke in favor of approving the SUP for Finn MacCools
- Joyce Lindauer, 167 Isan Rd - spoke in favor of approving the SUP for Finn MacCools
- Fran McCarthy, 1208 W. Magnolia Avenue – owner of Finn MacCools, spoke regarding vision for the downtown Ennis
- Stacy Hejny – spoke against approving the SUP for Finn MacCools

- Sharon Heartsed – spoke against approving the SUP for Finn MacCools
- Jeremy Thedford, 501 S Dallas Ave – spoke in favor of approving the SUP for Finn MacCools

CONSENT AGENDA

Mayor Thomas read the Consent Agenda Items to be considered into the record.

1C. Approval of the City Commission Regular Meeting Minutes of March 21, 2016, 2016.

2C. Approval of 2015 Historic Reinvestment Tax Refunds.

3C. Approval of 2015 Historic Preservation Tax Refunds.

Commissioner Hackney made a motion, seconded by Commissioner Holley, to approve the Consent Agenda. A vote was cast, 7 in favor, 0 against. Motion passed.

PUBLIC HEARING

4. Public Hearing/First Read of an Ordinance amending the Comprehensive Zoning Ordinance from “R-5” Residential District to “C-PD” Commercial Planned Development District so that owner David R. Grayson can develop the land in the future.

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

5. Public Hearing/First Read of an Ordinance amending the Comprehensive Zoning Ordinance from “T” Transitional District to “R-1” Residential District so that owner Dane Knott can build a single family home.

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

6. Public Hearing/First Read of an Ordinance to designate Tax Abatement District #57 (Reinvestment Zone) Leggett & Platt II, and authorize a Tax Abatement Agreement.

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

7. Public Hearing/Second Read of an Ordinance of the City Commission approving Project Lionheart, a Type B Economic Development Project, whose purpose is to fund a Downtown Master Plan Phase 2 Contract with MESA + Planning and amending the EEDC FY 2015-2016 budget to provide \$40,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action.

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

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Discuss and consider of approval of an Ordinance of the City Commission approving Project Lionheart, a Type B Economic Development Project, whose purpose is to fund a Downtown Master Plan Phase 2 Contract with MESA + Planning and amending the EEDC FY 2015-2016 budget to provide \$40,000 to fund the project and authorize the EDC President to execute any and all documents necessary to complete the action.

Mayor Thomas read the item. Commissioner Holley made a motion, seconded by Commissioner Salik, to approve an ordinance for Project Lionheart, a Type B Economic Development Project, whose purpose is to fund a Downtown Master Plan Phase 2 Contract with MESA + Planning and amending the EEDC FY 2015-2016 budget to provide \$40,000 to fund the project. A vote was cast, 7 in favor, 0 against. Motion passed.

9. Discuss and consider approval of an Ordinance of the City Commission amending Ordinance 09-09-04 and various sections of the Zoning Ordinance necessary to allow alcoholic beverage establishments "private clubs" to operate in the National Register Historic Downtown without a food and beverage certificate under the authority of a Specific Use Permit with hours of operation limited to 12:00 A.M. (Monday - Friday) and 1:00 A.M. (Sunday).

Mayor Thomas read the item. Commissioner Hernandez made a motion, seconded by Commissioner Salik, to approve an ordinance amending Ordinance 09-09-04 and various sections of the Zoning Ordinance necessary to allow alcoholic beverage establishments "private clubs" to operate in the National Register Historic Downtown without a food and beverage certificate under the authority of a Specific Use Permit with hours of operation limited to 12:00 A.M. (Monday - Friday) and 1:00 A.M. (Sunday). A vote was cast, 7 in favor, 0 against.

10. Discuss and consider approval of an Ordinance of the City Commission approving an application for a "PC" Private Club Specific Use Permit at 207 W. Ennis Avenue.

Mayor Thomas read the item. Commissioners requested the SUP be returned to the Planning and Zoning Commission for further review and possible restrictions, and to return their recommendations to the Commission for consideration at the April 18, 2016 City Commission Meeting. No action taken.

11. Discuss and consider approval of an Ordinance of the City Commission approving a request for a variance to the distance requirements for the sale of alcohol near churches, schools, or hospitals, as provided for in Ordinance 15.06.04, Section 10.31 for 207 W. Ennis Avenue.

Mayor Thomas read the item. No action taken.

12. Discuss and consider approval of an Ordinance of the City Commission amending the Zoning Ordinance, Section 12-502 (Special Condition for Trailer Parks).

Mayor Thomas read the item. Commissioner Hackney made a motion, seconded by Mayor Pro Tem Walker, to approve an ordinance amending the Zoning Ordinance, Section 12-502 (Special condition for Trailer Parks). A vote was cast, 7 in favor, 0 against.

13. Discuss and consider approval of an Ordinance providing for the extension of certain boundary limits of the City of Ennis, TX and the annexation of certain territory consisting of approximately 22.465 acres of land described as Christian Road, which said territory lies adjacent to and adjoins the present boundary limits of the City of Ennis, TX.

Mayor Thomas read the item. Commissioner Hernandez made a motion, seconded by Commissioner Salik, to approve an ordinance for the annexation of certain territory consisting of approximately 22.465 acres of land described as Christian Road, which said territory lies adjacent to and adjoins the present boundary limits of the City of Ennis, TX. A vote was cast, 7 in favor, 0 against. Motion passed.

14. Discuss and consider approval of an ordinance of the City Commission amending the Comprehensive Zoning Ordinance from "R-7" Single Family District, "D" Duplex District, and "T" Transitional District to "R-5" Single Family District for a 32.449 acre tract of land situated being described as Christian Road, Ennis, Texas.

Mayor Thomas read the item. Commissioner Salik made a motion, seconded by Commissioner Hernandez, to approve an ordinance amending the Comprehensive Zoning Ordinance from "R-7" Single Family District, "D" Duplex District, and "T" Transitional District to "R-5" Single Family District for a 32.449 acre tract of land situated being described as Christian Road, Ennis, Texas. A vote was cast, 7 in favor, 0 against. Motion passed.

15. Consider approval of an engagement with Yeldell, Wilson, Wood and Reeve, P.C. to audit the city records for the fiscal year ending September 30, 2016.

Mayor Thomas read the item. Mayor Pro Tem Walker made a motion, seconded by Commissioner Holley, to approve an engagement with Yeldell, Wilson, Wood and Reeve, P.C. to audit the city records for the fiscal year ending September 30, 2016. A vote was cast, 7 in favor, 0 against. Motion passed.

16. Discuss and consider appointments to the Crime Control and Prevention District Board of Directors.

Mayor Thomas read the item. No action. Item will be readdressed after the General Election.

17. Discuss and consider approval of a contract with McCreary, Veselka, Bragg & Allen, P.C. for delinquent Court and Utility Billing collections.

Mayor Thomas read the item. City Attorney Wilson recommended amendments to the contract as follows – designate a person to sign, approve by Resolution, and that the 30% charged for collected court fees not apply to state fees. Commissioner Hackney made a motion, seconded by Commissioner Holley, to approve a contract with McCreary, Veselka, Bragg & Allen, P.C. for delinquent Court and Utility Billing collections, as amended. A vote was cast, 7 in favor, 0 against. Motion passed.

18. Discuss and consider taking action to fund improvements to the Ennis Public Library.

Mayor Thomas read the item. City Manager Dixon briefed the Commission on current improvements needed at the Public Library and the amount of donations received to cover them. An additional approximate \$7,500 is needed to complete improvements. Commissioner Hernandez made a motion, seconded by Commissioner Holley, to approve \$7,500 in funding for improvements to the Ennis Public Library. A vote was cast, 7 in favor, 0 against. Motion passed.

19. Discuss and consider approval of funding for a Regional Wastewater Feasibility Study.

Mayor Thomas read the item. City Manager Dixon addressed the Commission regarding current conditions of the Wastewater Treatment Plant; the need for an additional plant in the future; and regional efforts being discussed for building a facility. Commissioner Salik made a motion, seconded by Mayor Pro Tem Walker, to approve \$350,000 in funding for a Regional Wastewater Feasibility Study. A vote was cast, 7 in favor, 0 against. Motion passed.

[Commission Adjourned for Executive Session at 8:35 PM]

EXECUTIVE SESSION

Recess into Executive Session in compliance with Local Government Code:

- a. GC §551.072 – Deliberation regarding real property
 - Project Serenity
- b. GC §551.087 – Deliberation regarding economic development negotiation
 - Project Golden Chariot

[Commission reconvened into Open Session at 8:56 PM]

20. Action necessary as a result of the Executive Session.

No action taken

ADJOURNMENT

With no other business before the Commission, Mayor Thomas declared the meeting adjourned at 8:56 P.M.

ATTEST:



CITY SECRETARY

APPROVED:



MAYOR

