

**MINUTES
ENNIS MAIN STREET BOARD
CHAMBER OF COMMERCE
WEDNESDAY JUNE 3, 2015
5:00 P.M.**

1. Call to Order
2. Pledge of Allegiance was recited
3. Invocation was offered by Mayor Pro-Tem Walker
4. Roll Call:
 - a. Board Members Present: Holley, Patak, Haupt, Kovar, Zembala, Holland, Sullivan, Glaspy, Beard, Puckett, Lindauer, Davis, Chapman, Guitierrez (14)
 - b. Members Absent: Howard
 - c. Staff Present: Nelson, McCarty and Rokas
5. The Minutes of May 6, 2015 were considered for approval.
 - a. Motion by Beard; Second by Haupt to approve the Minutes of May 6th as presented.
 - b. 14 Ayes
6. Citizens Request for Public Hearing:
 - a. Donny Dlabaj requested the Board propose zoning changes regarding ground floor residential. Mr. Dlabaj suggested the change would increase marketability of properties.
 - b. Matt Walker, Mayor Pro-Tem, addressed the Board regarding the alcohol ordinance and the downtown master plan. Suggesting that the Board form a consensus on their proposal to the Commissioners regarding the alcohol variance. The Mayor Pro-Tem also asked the Board to reconsider the need for a downtown master plan suggesting the members of the Board work together with developers who own buildings downtown to put together an ad-hoc plan.
 - c. Harriett Adams spoke about the alcohol ordinance and her support of the variance option.
7. New Business:
 - a. McCarty notified the Board of upcoming training on September 9th, location TBD. Additional MS Manager training will occur in San Marcus the first week in August. Texas Downtown Association Conference in Waxahachie Nov 3-6 where the MS Board will need to provide volunteers. McCarty notified the Board that the City of Ennis has become a vendor for the Ellis County Adult Probation program. Individuals will be able to serve their community service through project such as trash clean up, landscaping, painting and assisting with various projects.

b. Four Point Committee Update:

- i. Organization Committee: Zembala said Chapman and Patak had agreed to sit on his committee but they have yet to set a meeting date.
- ii. Promotional Committee: Puckett and McCarty presented updates to the Ennistx.com/Main-Street website.
- iii. Design Committee: Davis informed about the Be-Church project through The Avenue Church located in Waxahachie. The project is designed to beautify public spaces.
- iv. Economic Restructuring Committee: Beard will host a forum for downtown business and building owners. Beard also asked staff to provide clarification about posting requirements for committee meetings with more than 2 or three Board members.

8. Old Business:

a. Downtown Master Plan:

- i. Nelson presented and handed out the MESA proposal and scope of work related to the Downtown Master Plan. Nelson described the scope of work as the “meat and potatoes”. He explained the original proposal was fairly generic and priced at (\$135K to \$170K). The final scope of work was the result of discussion with Mesa explaining revitalization already occurring in downtown, likely recommendations from the comprehensive plan and their own observations of downtown (\$130K). Nelson explained any component believed to be redundant, covered in the comprehensive plan or could be completed on our own was removed from the final scope of work. An example he provided, we already have an inventory of property, we already have market data, we can conduct a zoning review without paying someone to do it for us. He said, we need this plan to identify and prioritize catalyst projects.
- ii. Holland posed questions about why the “Safeway” property was not specifically cited in the proposal.
- iii. Sullivan stated catalyst projects are understood to be identified during the planning process.
- iv. Holley commented that he did not believe the Board had been involved enough in the selection of a scope of work. Holley suggested a committee be formed of Board members to review each line item of the scope of work and that more deliberations occur before the Board makes a final decision about the Downtown Master Plan.
- v. Beard commented that the MS Board are not architects or planners. Beard commented the Board went through appropriate due-diligence selecting Mesa as the preferred choice and he supported the scope of work.

- vi. Glaspy commented that the MS Board needed to move forward with the proposed Downtown Master Plan without further delay.
- b. Alcohol Distance Requirement:
 - i. Nelson made a presentation explaining the 300' issue. Nelson also presented a map of potential business locations impacted.
 - ii. Beard commented on his desire for a blanket variance, citing the inaction of the City Commission is a sign of future issues and delays for potential new business.
 - iii. Lindauer asked staff what the case-by-case process would look like. It was mentioned that the Covenant Church at 400 West Ennis Ave was not considered on the map.
 - iv. Nelson commented, once the Ordinance is enacted, Staff will prepare a variance request form and create a supporting process with the intent of getting requests to the City Commission as expeditiously as possible.
- c. Tax Increment Reinvestment Zone (TIRZ)
 - i. Nelson made a presented about the TIRZ and described the need for a feasibility study to begin the process.
- d. Programs and Projects:
 - i. McCarty presented an update on Programs and Projects. Lionettes will be adopting the market as their community service project for 2016-17. Market is going well but still need to work on innovative ways to gain more public participation. McCarty suggested yard signs and signs at the parks. McCarty is looking into accepting Lone Star Benefits in 2016 siting that everyone should be able to shop for local fresh goods. McCarty is also looking for sponsors to purchase wagons for Market shoppers.

9. Actions considered by the Board:

- a. Consider approving the Downtown Master Plan (DMP) Scope of Work" as presented by the Officers and sending the DMP to the City Commission requesting approval and funding.
 - i. Motion by Beard, Second by Chapman to approve the DTMP and scope of work as presented.
 - ii. Thirteen Ayes
 - iii. One No
- b. Consider approving the TIRZ feasibility study to be performed by Petty and Associates and sending the study to the EDC requesting approval and funding.
 - i. Motion by Haupt, Second by Holland to approve the feasibility study as presented.
 - ii. Fourteen Ayes

10. Meeting was adjourned 6:48PM CST

11. Next Meeting is scheduled for Wednesday July 1st, Chamber of Commerce board room at 5pm.


MSB Secretary

BEM