

Ennis Commission Meeting  
March 26, 2026  
6:15 PM  
Ennis Town Hall  
328 W. Main Street

1. The meeting was called at 6:15 PM.
2. Roll call of the council found Commissioner Way, Ranson, Hankins, and Hardy present.
3. The Mayor led the Pledge of Allegiance.
4. Clerk updates dates on utility billing, meters, and website: Brennah reported that 124 residents have registered for the new online payment portal for water and sewer services. Currently, 361 addresses within the town are equipped with radio-read meters, while 412 addresses are not. Some residents who have purchased meters have not yet completed installation, but are in the process of scheduling. Additionally, the new Town website is approximately 75% complete and is anticipated to be finalized on or before April 14.
5. Claims: Commissioner Hankins moved to approve the claims. Commissioner Ranson seconded the motion. All voted in favor.
6. Public Comment on Non-Agenda Items: Josi Severson asked who to contact regarding the recycling. Mayor Roberts let her know the County takes care of that and to reach out to the County Sanitarian.
7. Scheduled Matters
  - a. Consideration of the Longbranch Traditional Neighborhood Agreement: Susie Sprout presented the staff report, including the conditions recommended by the Planning Board. Tyson, representing 406 Construction, was present. Mayor Roberts inquired whether written agreements with neighboring businesses had been completed; Tyson indicated he was unable to confirm, as Hannah Lambert was coordinating those efforts. Cody Marxer outlined the approval process with conditions, noting that this step represents an initial approval to allow the project to move forward. Mayor Roberts inquired about the height of the proposed hog wire fencing. Tyson responded that the standard height is six feet; however, an eight-foot height could be accommodated if preferred by the Council. Discussion followed regarding the possibility of a more enclosed second floor, with Tyson noting that cost is a significant factor in design decisions. It was noted that the State will review the project and determine occupancy limits. Cody Marxer explained that in the absence of specific local code, the Town defers to State standards. The Town's authority is limited to the enforcement of pretreatment and design acceptance standards. Construction of the second floor could begin in approximately one month, pending Town approval. Additional discussion included requirements for providing a 72-hour notice to neighboring businesses prior to construction and the requirement that all contractors obtain a Town of Ennis business license before commencing work. A correction to the staff report was noted and will be made. Further discussion addressed the siding of the second-floor addition. Cody Marxer suggested reviewing the conditions of approval individually. Conditions One (design quality) and Four (parking and loading) were identified as requiring additional consideration. The meeting was opened for public comment. Josi Severson expressed general support for the project but agreed with the concerns regarding the appearance of the hog wire fencing. Myron Wallmow inquired about the height of the second-floor front

railing; Tyson stated the State standard is four feet. Mr. Wallmow expressed concern that this height may be insufficient for safety. Tyson also noted considerations related to wind load and lateral capacity. Additional discussion occurred regarding parking on Steffens Street and the need for written agreements with surrounding property owners. Commissioner Way moved to approve the staff report, excluding Condition One, due to concerns regarding design standards. Commissioner Ranson seconded the motion. The motion passed unanimously. Cody Marxer recommended removing Condition Seven and revising Conditions Fourteen and Fifteen. Commissioner Hardy moved to approve the Conditions of Approval with the following amendments: removal of Condition Seven, revision of Condition Fourteen by deleting the second sentence, and revision of Condition Fifteen to require all contractors and subcontractors to obtain a Town business license. Commissioner Ranson seconded the motion. The motion passed unanimously. Commissioner Hardy then moved to approve the TND with the amended Conditions of Approval. Commissioner Ranson seconded the motion. Subsequently, Commissioner Way moved to table the TND and continue discussion pending submission of revised design alternatives within 60 days. Commissioner Hardy seconded the motion. The motion to table passed unanimously. A vote was then called on the approval of the TND; the motion failed, with no Commissioners voting in favor.

- b. Capital Improvement Project Committee: Mayor Roberts asked the Council to consider forming a committee to oversee the Capital Improvement Plan (CIP). Cody Marxer noted that the County is currently reviewing and updating its CIP and that, in many cases, an engineering firm is engaged to prepare formal CIP documents, which can be beneficial for future grant applications. Brennah reported that funds remain available and are continuing to be set aside from previous CIP allocations. Mayor Roberts also requested the development of a comprehensive document outlining past projects, including their completion status and anticipated timelines for future review or updates.

#### 8. Commission Comments:

Commissioner Way reported that the Institute for Tourism and Recreation Research has released its report for the State of Montana, noting that Montana ranks third in the nation for tourism revenue.

Commissioners Ranson and Hankins had no comments.

Commissioner Hardy inquired about the number of short-term rentals (Airbnb and VRBO) operating within Town limits and how many are currently licensed. Brennah was unable to provide an exact number but noted that one additional property was licensed that day. Mayor Roberts suggested the possibility of requiring business license numbers to be included in Airbnb and VRBO listings to assist with identifying unlicensed properties and stated she is working with legal counsel on potential enforcement options.

9. Mayor Comments: Mayor Roberts reported that she has applied for a tourism grant for improvements to the Lions Club Park. She recommended developing a timeline of Town projects and planning documents, including renewal schedules for items such as the Growth Policy and Capital Improvement Plan (CIP). She also noted that she met with the Ennis Art Association and expressed interest in collaborating to incorporate public art throughout the Town. Additionally, Mayor Roberts informed the Council that reimbursement for the bid bond from 4050 Development's insurance has been received. She further reported that she is working with the County Sheriff's Office to explore options for enforcing Town codes.

10. **Unscheduled Matters:** Any item(s) not listed for the current meeting, with the of such discussion shall be to decide if to schedule the item(s) for discussion/vote on a subsequent agenda.

11. **Adjourn.** Commissioner Hardy motioned to adjourn the meeting. Commissioner Hankins seconded the motion. The meeting was adjourned at 8:25 PM.

Respectfully submitted,  
Brennah Bench

A handwritten signature in blue ink that reads "Brennah Bench". The signature is written in a cursive style and is positioned above a horizontal line.

**Brennah Bench, Clerk**

A handwritten signature in blue ink that reads "Lisa Roberts". The signature is written in a cursive style and is positioned above a horizontal line.

**Lisa Roberts, Mayor**