AGENDA
REGULAR CITY COUNCIL MEETING
APRIL 19, 2022 - 6:00 pm

The City Council will hold a regular scheduled meeting at Commerce City Hall, 1119 Alamo Street, Commerce Texas at 6:00 pm on April 19, 2022.

1. Call to Order.

2. Invocation.

3. Pledge of Allegiance.

4. Consent Agenda
   a. Acceptance of Minutes:
      - City Council Regular Meeting Minutes- March 15, 2022
   b. Consider and Take Action on:
      - A Resolution Approving a Neighborhood Empowerment Zone Agreement for the Property Located on 900 Sycamore Street (Property ID #70067) with Kennedy Duri; Authorizing the City Manager to Execute all Necessary Documentation.
      - A Resolution Approving a Neighborhood Empowerment Zone Agreement for the Property Located on 906 Harrison Street (Property ID #54296) with Michael White; Authorizing the City Manager to Execute all Necessary Documentation.
      - A Resolution Approving a Neighborhood Empowerment Zone Agreement for the Property Located on 904 Harrison Street (Property ID #54293) with Michael White; Authorizing the City Manager to Execute all Necessary Documentation.
      - A Resolution Approving a Neighborhood Empowerment Zone Agreement for the Property Located on 404 Second Street (Property ID #235635) with Cory Paris; Authorizing the City Manager to Execute all Necessary Documentation.
      - A Resolution Approving a Neighborhood Empowerment Zone Agreement for the Property Located on 406 Second Street (Property ID #235634) with Cory Paris; Authorizing the City Manager to Execute all Necessary Documentation.

5. Presentation to City Council by members of the Public. (To be conducted as close to 6:05 p.m. as possible with a three-minute limit per person. Public Comments will cease at 6:20 p.m. This period is reserved for citizens to discuss items not on the listed agenda. The response to Public Comments will be limited to: 1) A statement of fact or policy; 2) Direction to take up the issue with a city staff member; 3) An offer to place the item on a future Council Agenda.

6. Discuss and Take Action on a Permission to Assign Interest to allow Resource Management to assign their TxCDBG Contract 7219081 to GrantWorks, Inc. and authorizing the City Manager to execute all related documents.
   - Howdy Lisenbee, City Manager

7. Discuss and Take Action on the FY21 Street Improvements Projects - Washington Street Reconstruction Project.

8. Discuss and Take Action on the purchase of real property located at 1104 O'Neal St in Commerce, also known as S4380 Original Town of Commerce, Block 80A, Lot 6, and authorizing the City Manager to execute all appropriate documents.
   - Howdy Lisenbee, City Manager

9. Public Hearing and Consideration of a Request by Michael White, R4U Ventures LLC, for Approval of a Replat of Lot 4 Original Town of Commerce, an Addition to the City of Commerce, Hunt County, Texas, to Divide Property ID:70011, Legal Description: S4380 Orig Town of Commerce Blk 52 Lot 4 ACRES .3807, into Lot 4A, Acres 0.1675, and Lot 4B, Acres 0.2061, A-2 Apartment Dwelling District. Zoning Variance Request to the Minimum Lot Width for A-2 Apartment Dwelling District.
   Â Jon Harper, Community Development Specialist

10. Discuss and Consider all Matters Incident and related to the issuance and sale of "City of Commerce, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022", including the Adoption of an Ordinance authorizing the Issuance of such Certificates and approving all other matters related thereto.

- Jamie Campbell, Finance Director

11. ***First Reading-*** Discussion and Possible Action on the Adoption of an Ordinance amending appendix "C", "Fees, Rates & Charges" of the City of Commerce Code of Ordinances Fee Schedule and Providing an Effective Date.
- Howdy Lisenbee, City Manager

12. City Manager's Report; discussion of same.

- Public Input Feedback
- Finance Update
  - Hotel/ Motel Tax Allocation Applications
  - Updated Bond Rating
  - Property Tax
  - February Financials
- Calendar of Upcoming Events and Meetings
- Personnel
- Projects Update
- Intergovernmental Events & Issues

13. Recess into Executive Session:

- §551.071 (1) and 551.071 (2): Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and Consultation with Attorney regarding pending or contemplated litigation.
  - *Dan Edward Tolbert v. City of Commerce, Texas*
- §551.072: DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

14. Reconvene into Open session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider any action, if any, on matters discussed in Executive Session.

15. Adjourn.

If during the course of the meeting, any discussion of any item on the agenda should be held in closed session, the Council will convene in such executive or closed session in accordance with the following: 1) VTCA Government Code 551.071 - Consultations with legal counsel concerning pending or threatened litigation or matters where counsel's duty to the City conflicts with the Open Meetings Act; 2) VTCA Government Code 551.072 -Deliberations regarding the purchase, sale, lease or exchange of real property; 3) VTCA Government Code 551.073 - Deliberations regarding prospective gifts or donations; 4) VTCA Government Code 551.074 -Deliberations regarding personnel of the City; and 5) VTCA Government Code 551-076 - Deliberations regarding the deployment of security devices or the implementation of security policy.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at City Hall of the City of Commerce, Texas, 1119 Alamo Street, on or before the 15th day of April at or before 5:00 p.m.

Molly Jacobsen, City Secretary

***Commerce City Hall is wheelchair accessible / Accessible parking spaces are available ***