AGENDA
REGULAR CITY COUNCIL MEETING
OCTOBER 18, 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 October 18, 2022.

1. Call to Order.

2. Invocation.

3. Pledge of Allegiance.

4. Consent Agenda
   a. Acceptance of Minutes:
      - Commerce Economic Development Corporation Meeting - August 31, 2022
      - City Council Meeting- September 18, 2022
      - Planning and Zoning Commission Meeting- September 6, 2022
      - Parks & Recreation Advisory Board Meeting- September 14, 2022
   b. Consider and Take Action on:
      - Motion Authorizing Appointment of Brandon Wooton to the Animal Shelter Advisory Board.
      - Motion Authorizing Appointment of Aracely Castro as an Alternate to the Planning & Zoning Commission.
      - A Resolution Approving a Neighborhood Empowerment Zone Agreement for the Property Located on 1115 Charlies Drive (Property ID #49703) with Michael White; 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. Public Hearing, Discussion and Consideration of a Resolution Establishing a City of Commerce Property Assessed Clean Energy ('PACE') Program.
   - Howdy Lisenbee, City Manager

7. Discussion and Possible Action on the Approval of a Professional Services Agreement (PSA) between the City of Commerce, Texas and Texas Property Assessed Clean Energy Authority ("PACE").
   - Howdy Lisenbee, City Manager

8. Discussion and Possible Action on a Resolution by the City of Commerce City Council Denying Oncor Electric Delivery Company LLC's Application to Increase Rates related to Oncor's Statement of Intent to Increase Rates filed on or about May 13, 2022, Requiring the Reimbursement of Municipal Rate Case Expenses; and declaring an Effective Date.
   - Howdy Lisenbee, City Manager

9. Discussion and Possible Action on a Resolution Approving an Engagement Letter with Scott, Singleton, Fincher & Company, P.C. to provide audit services for the City of Commerce for the period beginning October 1, 2021 and ending September 30, 2022 (Fiscal Year 2022) and authorizing the Mayor and his Designee to Execute any Necessary Documentation.
   - Jamie Campbell, Finance Director

10. Public Hearing, Discussion, Consideration and Possible Action on a Resolution Approving a Request by Cynthia Curry, of The Moore St. Commons, Inc., for Approval of a Replat and Alley Abandonment: of Lot 4 W.J. Taylor Addition, of the City of Commerce, Hunt County, Texas, Property ID: 81646, Legal Description: S5150 W J TAYLOR ADDITION #1, BLK 4, LOT 4, ACRES .1672, A-2 Apartment Dwelling District.
    - Jon Harper, Assistant Director of Community Development

11. Discuss and Possible Action on an Ordinance to Amend Ordinance 2021-27 which adopted the Fiscal Year 2022 Capital Improvements Plan to increase the budget for the Animal Shelter Expansion project.

- Howdy Lisenbee, City Manager

12. ***Second Reading-*** Public Hearing and Consideration of an Ordinance Approving a Conditional Use Permit to Allow Mini-Warehouse(s) for the Property located at 2301 Mangum St. Commerce, Texas 75428; Property ID 30389, Legal Description: A0675 MARLER H (HUNT COUNTY), TRACT 26, ACRES 4.823, General Business District.
- Howdy Lisenbee, City Manager

13. ***Second Reading*** - Discussion and Possible Action on an Ordinance Amending Ordinances 2021 - 08 & Ordinance 2021-22 to reflect modified City of Commerce Water and Wastewater Rates.
- Howdy Lisenbee, City Manager

14. ***Second 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.
- Chris Bassham, Director of Public Safety

15. COUNCIL COMMENTS

Pursuant to Texas Government Code §551.0415(b), The purpose of this section is to allow the Mayor and each City Council Member the opportunity to announce city events/community interests and request that items be placed on future City Council agendas.

City Council Comment Guidelines:

- Expression of thanks, congratulations, or condolences.
- Information regarding holiday schedules
- An honorary or salutary recognition of a public official, public employee or other citizen. (Except that a change in status of a person's public office or public employment is not honorary or salutary recognition for purposes of this subdivision)
- A reminder about an upcoming event organized or sponsored by the governing body.
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body or an official or employee of the municipality or county; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after posting the agenda.

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

- Public Input Feedback
- Finance Update
  - Financials
  - Property Tax
  - Sales Tax
- Calendar of Upcoming Events and Meetings
- Personnel
- Projects Update
- Intergovernmental Events & Issues

17. Recess into Executive Session: PURSUANT TO THE OPEN MEETINGS ACT, CHAPTER 551, TEXAS GOVERNMENT CODE, THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING:

- §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.
  - Re: Fraudulent Claims

18. 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.

19. 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 14th day of October, 2022 at or before 6:00 p.m..

Molly Jacobsen, City Secretary

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