

AGENDA
REGULAR CITY COUNCIL MEETING
DECEMBER 19, 2023 - 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 December 19, 2023.

1. Call to Order.
2. Invocation.
3. Pledge of Allegiance.
4. Consent Agenda
 - a. Acceptance of Minutes:
 - Parks & Recreation Advisory Board Meeting Minutes- November 8, 2023
 - Planning and Zoning Commission- November 16, 2023
 - City Council Regular Meeting- November 21, 2023
 - City Council Special Meeting- December 5, 2023
 - b. Consider and Take Action on:
 - Motion Authorizing Reappointment of Joe Shipman to the Commerce Economic Development Corporation Board.
 - Motion Authorizing Appointment of Mandy Freeman to the Commerce Economic Development Corporation Board.
 - Motion Authorizing Reappointment of Dr. Brent Donham to the Commerce Economic Development Corporation Board.
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. COUNCIL COMMENTS
Pursuant to Texas Local 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.

7. Presentation of Service Awards to City of Commerce Employees.
5 Years of Service to the City of Commerce

- James Hooten
- Dustin Clark
- Tequila Johnson
- Blake Spinks
- Stacy Emerson

10 Years of Service to the City of Commerce

- Kalei Beelitz

- Teddy Reel, Mayor

8. 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, 2022 and ending September 30, 2023 (Fiscal Year 2023) and authorizing the Mayor and his Designee to Execute any Necessary Documentation.
- Jamie Campbell, Finance Director
9. Discussion related to setting dates and location of Town Hall Meetings for strategic planning.
- Howdy Lisenbee, City Manager
10. Discussion and Possible Action on the Approval of the City of Commerce authorization to issue requests for proposals for administrative services (RFP) and requests for qualifications (RFQ) for professional services for the 2024 Texas Community Development Block Grant (TxCDBG) Program, Downtown Revitalization Program administered by the Texas Department of Agriculture.
- Howdy Lisenbee, City Manager
11. Discussion and Possible Action on an Agreement between Bureau Veritas North America, Inc. and the City of Commerce for Building Inspection and Plan Review Services.
- Jon Harper, Assistant Director of Community Development
12. Discussion and Possible Action on a Resolution Amending the Construction Contract with HWH to Establish the Guaranteed Maximum Price (GMP) for Construction of the Commerce Animal Shelter Project and authorizing the City Manager to execute all necessary documentation.
- Howdy Lisenbee, City Manager
13. Public Hearing and Consideration of a Request by Leonor Jaimes, Garquis Holdings LLC, for Approval of a Resolution to Replat Lots 6-7 of the Original Town of Commerce, an Addition to the City of Commerce, Hunt County, Texas, to Divide Property ID: 54344, Legal Description: S4380 Orig Town of Commerce BLK 18 LOT 6-7 ACRES .41, into Lot 1, Acres 0.275, and Lot 2, Acres 0.134, A-2 Apartment Dwelling District.
- Jon Harper, Assistant Director of Community Development
14. **First Reading-** Public Hearing and Consideration of an Ordinance Authorizing a Conditional Use Permit to Allow for Tattoo and/ or Body Piercing Parlor for the Property located at 1201 Park Street Commerce, Texas 75428; Property ID 54158, Legal Description: S4380 ORIG TOWN OF COMMERCE BLK 3 LOT 18 ACRES .1002, Corridor District.
- Jon Harper, Assistant Director of Community Development
15. **Second Reading-** Discussion and Possible Action on an Ordinance Regarding the City of Commerce's Texas Municipal Retirement System (TMRS) Benefits: (1) Adopting Non-Retroactive Repeating COLAs, for Retirees and their Beneficiaries Under TMRS Act §853.404(f) and (f-1), and (2) Authorizing Annually Accruing Updated Service Credits and Transfer Updated Service Credits.
- Jamie Campbell, Finance Director
16. City Manager's Report; discussion of same.
 - Public Input Feedback

- Finance Update
 - Sales Analysis
 - Property 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:

- 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:
 - §551.072: 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.

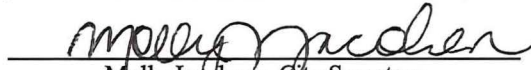
18. Reconvene into Open session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider any action, if any, on matters discussed in Executive Session.

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 15th date of December on or before 5:00 p.m.


 Molly Jacobsen, City Secretary

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