

MINUTES
City Council – Special Meeting
February 4, 2020 – 6:00 p.m.

PRESENT: Mayor Wyman Williams, Mayor Pro Tem Gene Lockhart, Council Members Jean Klaus, Beckey Thompson and Stephanie Muller, Interim City Manager Ned Muse, City Attorney Charles Anderson & Finance Director Jamie Campbell

ABSENT: City Secretary Molly Jacobsen

1. Call to order:

Mayor Wyman Williams called the meeting to order at 6:00 p.m.

2. Discussion and Possible Action Regarding the Acceptance of a Proposal from Resource Management & Consulting for Administrative Services for the City's HOME Program.

Charles Edwards from Resource Management & Consulting discussed that the City recently requested bids for administrative services for the HOME program, a program the City has participated in previously through the Texas Department of Housing and Community Affairs. The City has a contract with the state. The program provides for the rehabilitation of, or the demolition and reconstruction of owner-occupied properties within the City.

As of December, an additional program was added to construct homes for first-time buyers with 0% interest loans for land acquisition and construction of new homes valued up to about \$160,000-\$175,000. Council Member Beckey Thompson confirmed that this program is income based, which Mr. Edwards confirmed. Mr. Edwards stated that the contract provides for a pool of money from the state that can be utilized on as many homes as that pool of money allows. Council Member Beckey Thompson inquired as to why the City has not participated in this program in the last several years. Mr. Edwards stated that they have promoted it but it has been a slow moving program.

Interim City Manager Ned Muse confirmed that the only responsive bid to administrate services for this program was Mr. Edwards with Resource Management. Council Member Stephanie Muller inquired what the cost of the program was to the City. He stated that the City would have a match requirement for every home constructed, which would be 9% but could be funded in-kind by providing the lots or waving permitting fees. The 9% is associated with the population. Aside from the required match from the city, the only other funds the city would have to pay is for the title policy.

Mayor Pro Tem Gene Lockhart made a motion to accept the proposal from Resource Management. The motion was seconded by Council Member Jean Klaus and the motion carried unanimously.

3. Discussion and Possible Action on the Acceptance of an Agreement between the City of Commerce and Strategic Government Resources, Inc. for Executive Recruitment Services for a City Manager.

Council Member Stephanie Muller made the motion to allow the Mayor to sign an agreement with SGR. The motion was seconded by Mayor Pro Tem Gene Lockhart and the vote carried unanimously.

4. Discussion and Possible Action on Acceptance of an Agreement between the City of Commerce and Baasco Services, Inc. for an Aviation Fuel System.

1 Interim City Manager Ned Muse informed the Council that while the intent was to allow the
2 Council to vote on this tonight, City Staff has run into significant financial and legal issues with
3 the contract, and still has some engineering questions left unanswered in regard to the project. Mr.
4 Muse stated that at this time, City Staff is not ready to recommend signing this agreement yet. He
5 stated this would be a discussion item later.

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7 Council Member Jean Klaus made the motion to table the item regarding the agreement between
8 the City and Baasco Services. The motion was seconded by Council Member Stephanie Muller
9 and the vote carried unanimously.

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11 The Council recessed into a Workshop at 6:16 p.m.

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13 **5. Recess into Executive Session:**

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15 • **§551.071 (1) and 551.071 (2): Consultation with Attorney on a matter in which the duty of**
16 **the attorney to the governmental body under the Texas Disciplinary Rules of Professional**
17 **Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and**
18 **Consultation with Attorney regarding pending or contemplated litigation.**

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20 • *City of Commerce v. Walker-Rahman Family Trust, Cause No. 83649, Hunt County*

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22 Following a Workshop by the Council, a motion was made by Council Member Jean Klaus and
23 seconded by Council Member Beckey Thompson to recess into Executive Session. The Council
24 recessed into Executive Session at 9:00 p.m.

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

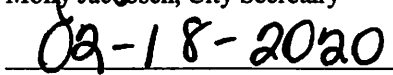
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30 The Council reconvened into open session at 9:06 p.m.

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32 **5. Adjourn:**

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34 Council Member Stephanie Muller made the motion to adjourn the meeting at 9:06 p.m. Council
35 Member Beckey Thompson seconded the motion, resulting in a unanimous vote.

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41 Wyman Williams, Mayor

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44 Molly Jacobsen, City Secretary

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46 Date

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