

AGENDA
REGULAR CITY COUNCIL MEETING
APRIL 16, 2019 – 6:00 p.m.

The City Council will hold a regular scheduled meeting at Commerce City Hall, 1119 Alamo Street, Commerce, Texas at 6:00 p.m. on April 16, 2019.

1. Call to Order.
2. Invocation.
3. Pledge of Allegiance.
4. Consent Agenda:
 - a. Approval of Minutes:
 - City Council Regular Meeting Minutes- February 19, 2019
 - Architectural Advisory Committee Meeting Minutes- March 18, 2019
 - Board of Adjustment Meeting Minutes- March 25, 2019
 - Planning & Zoning Commission Meeting Minutes- March 26, 2019
 - Beautification Commission Meeting Minutes- March 28, 2019
 - Board of Adjustment Meeting Minutes- April 8, 2019
 - Planning & Zoning Commission Meeting Minutes- April 9, 2019
 - b. A renewed agreement with CPI for updated Konica Minolta printers/copiers at the City of Commerce City Hall, Commerce Service Center, Commerce Fire/Police Department, and Commerce Public Library.
 - c. Memorandum of Understanding Agreement between City of Commerce and the Louise Drake Garden Club for the installation and maintenance of a sprinkler system in downtown Commerce.
 - d. Consideration of Resolution adopting the Fiscal Year 2019 Investment Policy.
 - e. A Resolution Authorizing the Street Closure of Business 224/Main Street and Washington Street on April 27th for an event hosted by the Chamber of Commerce.
 - f. A Resolution Authorizing the Street Closure of Business 224/Main Street and Washington Street on May 4th for events hosted by the City of Commerce, Commerce Lil' Angels, the Masonic Lodge and the Commerce Downtown Alliance.
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. Proclamation honoring Dr. Fred Fuentes and the Latino American Mentorship Program (LAMP) at Texas A&M University-Commerce.
7. Proclamation honoring Highway Master's Riding Club, Chapter 3.
8. Proclamation honoring Communications Officers of Commerce Police Department for Telecommunications Week.
9. Discussion on Development of a Neighborhood Empowerment Zone within Commerce, Texas.
-Darrek Ferrell, City Manager
10. Discussion and Possible Action on a Resolution of the City of Commerce finding that Oncor Electric Delivery Company LLC's Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF") pursuant to 16 Tex. Admin. Code § 25.243 to increase its electric distribution rates within the City should be denied.
-Darrek Ferrell, City Manager
11. Public Hearing and Possible Action on a Resolution Approving a Request by TAMU-C Sigma Chi Housing Corporation for Approval of a Replat for the Property Known as 1700 Lee Street, Commerce, TX 75428 to Combine Lots 4, 5, 6, 6B and 7B of Block 2, Lexa Neal Addition, into Lots 4-R and 5-R of Block 2, Lexa Neal Addition, 0.841 Acres, F.G. Jernigan Survey, A-565; and, Authorizing the City Manager to Execute All Necessary Documentation.
-Darrek Ferrell, City Manager

12. Public Hearing and Possible Action on a Resolution Approving a Request by Nick Woodall, Pangea Real Estate, LLC., for Approval of a Replat to Combine the Properties Known as 1913 Pecan Street, Commerce, Texas 75428, Property ID: 70123, Legal Description: S4380 Original Town of Commerce, Block 64, Lot 16A, Acres .1435 and Property ID: 70124, Legal Description: S4380 Original Town of Commerce, Block 64, Lot 16B, Acres .1377; and, Authorizing the City Manager to Execute All Necessary Documentation.
-Darrek Ferrell, City Manager
13. Public Hearing and Possible Action on a Resolution Approving a Request by Robert Draughn, Draughn Properties, LTD., for Approval of a Replat of Lot 2, Block 1, Draughn Addition, an Addition to the City of Commerce, Hunt County, Texas, 9.285 Acres, W. Barton Survey, A-118, to Combine the Property Known as 2927 Monroe Street, Commerce, Texas 75428, Property ID: 37926, Legal Description: A0118 Barton W (Hunt County), Tract 15, Acres 4.033, Property ID: 119878, Legal Description: S2812 Draughn Addition, Block 1, Lot 2A, Acres 2.735, Property ID: 106543, Legal Description: S2812 Draughn Addition, Block 1, Lot 2, Acres .658, Property ID: 37927, Legal Description: A0118 Barton W (Hunt County), Tract 15-1, Acres 1.854, A2 Apartment Dwelling District; and, Authorizing the City Manager to Execute All Necessary Documentation.
-Darrek Ferrell, City Manager
14. Public Hearing and Possible Action on a Resolution Approving a Request by Manuel Vargas for Approval of a Replat for the Property Known as 1203 Culver Street, Commerce, TX 75428 to Divide Lot 1 (N ½) of Block 5, Cowan H O Subdivision #1, Acres .778 into Lot 1, Acres 0.389, and Lot 2, Acres 0.389, of Block 1, Durango Addition; and, Authorizing the City Manager to Execute All Necessary Documentation.
-Darrek Ferrell, City Manager
15. *First Reading* - Public Hearing and Possible Action on an Ordinance Requesting a Change in Zoning by Manuel Vargas from R10 Single Family Dwelling District to A2 Apartment Dwelling District for Property ID: 42631, Legal Description: S2590 Cowan H O Subdivision #1, Block 5, Lot 1 (N ½), Acres 0.778, known as 1203 Culver Street, Commerce, TX 75428.
-Darrek Ferrell, City Manager
16. *First Reading* - Public Hearing and Possible Action on an Ordinance Requesting a Change in Zoning by Rijan Bajracharya from R10 Single Family Dwelling District to Planned Development District for the Property Known as Property ID: 105664, Legal Description A0350 Garner D, Tract 18-3, Acres 2.837.
-Darrek Ferrell, City Manager
17. Consideration and Possible Action on a Resolution Approving a Request by Rijan Bajracharya for Approval of a Preliminary Plat for Five Wonders Addition Being a 2.837-Acre Tract of Land Identified as A0350 Garner D, Tract 18-3, David Garner Survey, Abstract No. 350, City of Commerce, Hunt County, Texas, Located Between FM 3218 and Harlow Drive, Conditional on the Approval of a Change in Zoning from R10 Single Family Dwelling District to Planned Development District; and, Authorizing the City Manager to Execute All Necessary Documentation.
-Darrek Ferrell, City Manager
18. Discussion and Possible Action on a Resolution Authorizing an Agreement between the City of Commerce and a local Financial Institution for the Refinancing of Existing Debt currently held by US Bancorp for the acquisition of water meters and authorizing the City Manager to negotiate and execute said agreement.
-Darrek Ferrell, City Manager
19. Consideration and Possible Action on a Resolution Authorizing the Installation of a Septic System located on the Property at 606 Beau Austin St.
-Darrek Ferrell, City Manager
20. Consideration and Possible Action on a Resolution Authorizing the Submission of an Application to the TxCDBG FAST (Fire, Ambulance, Service Truck) Grant Program.
-Chris Bassham, Director of Public Safety
21. Consideration and Possible Action on a Resolution Awarding a Contract for Application Preparation Services and Basic Contract Implementation Services for the 2019/2020 TxCDBG FAST (Fire, Ambulance, Service Truck) Grant Program.
-Chris Bassham, Director of Public Safety
22. *First Reading*- Consideration and Possible Action on an Ordinance prohibiting the Use of and Contact with Designated Groundwater from Beneath Certain Property at 400 Maple St.
-Darrek Ferrell, City Manager

23. City Manager's Report; Discussion of same.
- a. Financial Update.
 - b. Public input feedback.
 - c. Calendar of upcoming events and meetings.
 - d. Personnel.
 - e. Projects update.
 - f. Intergovernmental events and issues.

24. 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:

- *City of Commerce v. Walker-Rahman Family Trust, Cause No. 83649, Hunt County*
- *Amir Rahman v. City of Commerce, Cause No. 85096, Hunt County*
- *City of Commerce v. Ralph B. Ward v. Daniel Sieg and Diana Sieg, Cause No. 83299, Hunt County*

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

26. 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 the 12th day of April 2019, at 6:00 p.m.

Molly Jacobsen, City Secretary

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