

**MINUTES OF THE
CITY COUNCIL MEETING – VIA VIDEOCONFERENCING
Monday, January 24, 2022
WORKSHOP 5:30 p.m.**

PRESENT: Mayor Mike McQuiston, Council members, Eddie Allen, Will Carpenter, Jake Hayes, Darlene Hilton and Melinda Reeves.

ABSENT: Ben Bennington

OTHERS PRESENT: City Manager Brett Shannon, Police Chief Delvon Campbell, Fire Chief Nate Mara, Assistant Fire Chief Deroy Bennett, EDC Executive Director Holtzbog, Finance Director Ana Cañada, Main Street Director Frieda Lasater, Public Works/Airport Director Greg Hall, Conference Center Business Manager Tim Hightshoe, IT Director J.B. McKenzie, Technology Services Technician Sebastian Davis, Planning Coordinator Cheryl Fuss, City Secretary Asucena Garcia, City Attorney Patricia Adams, and Richard Greene representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith, Library Director Dawn Wilbert and Planning Director Dedra Ragland.

This meeting will be held using videoconferencing/teleconferencing technology with public access via: WWW.ZOOM.US/JOIN OR MEETING/WEBINAR ID: 8824164 2850 PASSCODE: 563791

You may email your comments to be read at the meeting to: agarcia@decaturtx.org before 3:00 p.m. on the date of the meeting, give your name, address phone number and agenda item number, limiting comments to 3 minutes.

If you have questions you can call 940-393-0204 before noon on the date of the meeting.

If you join the meeting via Videoconferencing and want to address the Council on an agenda item, you will need to have your camera on and SEND A CHAT MESSAGE THAT YOU HAVE A COMMENT AT THE BEGINNING OF THE MEETING. When the Mayor calls for public comment and you will be recognized by the Mayor to address the Council and will be allowed 3 minutes to complete your comments.

Anyone wishing to speak on a posted agenda item must complete a speaker card with his/her name and address and must identify the agenda item number for which he/she would like to speak. A card must be submitted to Asucena Garcia, City Secretary, so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a total of three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak during this item or during the Commission's consideration of individual items in accordance with City Council Rules of Procedure. The three (3) minute time period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate his/her comments regarding the posted agenda item for which the request to speak was filed.

WORKSHOP 5:30 p.m.

CALL TO ORDER

Mayor McQuiston called the workshop meeting to order at 5:32 p.m.

MOMENT OF SILENCE

Mayor McQuiston declared a moment of silence.

PLEDGE OF ALLEGIANCE

Council member Carpenter led the pledge.

MONTHLY DEPARTMENT REPORTS – Decatur Conference Center, Main Street, Library and Police.

Conference Center Hear and discuss Conference Center year-end report for the calendar year ending December 31, 2021, by Tim Hightshoe including relevant information and follow-up discussion with Council and other staff, regarding the following items:

- Presentation of annual report

Main Street Hear and discuss Main Street year-end report for the calendar year ending December 31, 2021, by Frieda Lasater, Main Street Director, including relevant information and follow-up discussion with Council and other staff, regarding the following:

- Organization
- Design
- Promotions
- Economic Vitality

Library Hear and discuss Library year-end report for the calendar year ending December 31, 2021, by Dawn Wilbert, Library Director, including relevant information and follow-up discussion with Council and other staff, regarding the following:

- Calendar year 2022
- 2021 year in review
- Looking ahead at 2022

Police Hear and discuss Police Department year-end report for the calendar year ending December 31, 2021, by Delvon Campbell, Chief of Police, including relevant information and follow-up discussion with Council and other staff, regarding the following:

- Presentation of annual report

Reports were provided.

REGULAR MEETING 6:00 p.m.

1. PRESENTATION OF A PROCLAMATION DECLARING FEBRUARY 6TH THROUGH 12TH, 2022 AS NATIONAL BURN AWARENESS WEEK.

Mayor McQuiston presented the proclamation to Fire Chief Mara.

2. CONSIDER AND TAKE ACTION ON A PERFORMANCE AGREEMENT BETWEEN THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE CITY OF DECATUR, TEXAS AND EZRA ZION, LLC, A TEXAS LIMITED LIABILITY COMPANY.

EDC Executive Director Holtzbog informed Council; Ezra Zion LLC, is a cigar manufacturing company. Their location will be at 103 Main Street. They are required to be operational by December 31st 2024 and to create a minimum of 10 full-time equivalent positions by December 31st 2026.

Council member Carpenter moved to approve the performance agreement as presented.

Council member Hilton seconded the motion. The motion passed unanimously.

3. PRESENTATION AND DISCUSSION REGARDING THE MEADOWS CREEK DEVELOPMENT, DEVELOPER'S REQUEST FOR A PUBLIC IMPROVEMENT DISTRICT AND TAX INCREMENT REINVESTMENT ZONE; CONSIDER AND TAKE APPROPRIATE ACTION ON A DEVELOPMENT AGREEMENT WITH TODD McCARLEY AND RICK

McCARLEY, FOR THE MEADOWS CREEK DEVELOPMENT; AND AUTHORIZE THE MAYOR OR HIS DESIGNEE TO EXECUTE NECESSARY DOCUMENTS.

Council member Reeves moved to approve the performance agreement as presented. Council Member Carpenter seconded the motion. The motion passed unanimously.

4. CONSIDER AND TAKE APPROPRIATE ACTION ON A PROFESSIONAL SERVICES AGREEMENT WITH ROCKWATER DEVELOPMENT, LLC FOR REIMBURSEMENT OF CITY OF DECATUR EXPENSES FOR PROFESSIONAL SERVICES RELATED TO THE VISTA PARK DEVELOPMENT; AND AUTHORIZE THE CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS.

Council member Hilton moved to approve the agreement and authorize City Manager to execute. Council Member Hayes seconded the motion. The motion passed unanimously.

5. CONSIDER AND TAKE APPROPRIATE ACTION ON A PROFESSIONAL SERVICES AGREEMENT WITH ROCKWATER DEVELOPMENT, LLC FOR REIMBURSEMENT OF CITY OF DECATUR EXPENSES FOR PROFESSIONAL SERVICES RELATED TO THE MEADOW CREEK DEVELOPMENT; AND AUTHORIZE THE CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS

Council member Hilton moved to approve the agreement and authorize City Manager to execute. Council Member Allen seconded the motion. The motion passed unanimously.

6. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE RETENTION OF A PUBLIC IMPROVEMENT DISTRICT/TAX INCREMENT REINVESTMENT ZONE ADMINISTRATOR AND AUTHORIZE THE CITY MANAGER TO EXECUTE NECESSARY DOCUMENTS.

City Attorney Adams informed Council; P3 Works is an organization with heavy financial credentials. They will help in the formation and administration of the PID/TIRZ and their fees are paid by the developer.

Council member Carpenter moved to approve P3 Works as administrators and authorize City Manager to execute necessary documents. Council Member Hilton seconded the motion. The motion passed unanimously.

PLANNING AND ZONING REPORT:

7. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING FOR VOLUNTARY ANNEXATION OF AN APPROXIMATE 10.852 ACRES OF LAND LOCATED WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION INTO THE CORPORATE LIMITS OF THE CITY OF DECATUR. THE PROPERTY TO BE ANNEXED IS GENERALLY LOCATED SOUTH OF CROSSROADS CHURCH'S SOUTHERN PROPERTY LINE, APPROXIMATELY 118.4' NORTHWEST OF THE CENTERLINE OF WEST THOMPSON STREET, AND APPROXIMATELY 98.9' WEST OF THE CENTERLINE OF DEER PARK ROAD, ADJACENT TO THE CURRENT CITY LIMITS IN DECATUR'S WESTERN EXTRATERRITORIAL JURISDICTION (ETJ), WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS ON THE SURVEY LOCATED AT THE PLANNING & DEVELOPMENT SERVICE BUILDING, 1601 S. STATE ST., BLDG. C, DECATUR, TEXAS. **(ANNEXATION APPLICATION A2021-01—MR. JOSH JEZEK'S REQUEST, ON BEHALF OF DECATUR QOZB LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Fire Chief Mara and Police Chief Campbell addressed Council and expressed concern regarding the lack of fire equipment and police staffing for a project of this size. Library

Director Wilbert also addressed Council stating due to the population growth, future discussion about the size of the library may need to be taken into consideration. Council member Carpenter moved to approve the ordinance as presented. Council Member Allen seconded the motion. The motion passed unanimously.

8. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT TO APPENDIX "D," "COMPREHENSIVE PLAN," OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY, FOR AN APPROXIMATE 11.224 ACRES OF LAND WHICH IS CURRENTLY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY BUT FOR WHICH THE PROPERTY OWNER HAS REQUESTED ANNEXATION INTO THE CITY'S CORPORATE LIMITS, TO CHANGE THE DESIGNATION ON THE PROPERTY FROM AGRICULTURE AND RURAL LIVING (AR - ETJ) TO A ACTIVITY CENTER (AC) LAND USE DESIGNATION. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CROSSROADS CHURCH'S SOUTHERN PROPERTY LINE, APPROXIMATELY 83.5' NORTHWEST OF THE CENTERLINE OF WEST THOMPSON STREET, AND APPROXIMATELY 65.2' WEST OF THE CENTERLINE OF DEER PARK ROAD, ADJACENT TO THE CURRENT CITY LIMITS IN DECATUR'S WESTERN EXTRATERRITORIAL JURISDICTION (ETJ), WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS ON THE SURVEY LOCATED AT THE PLANNING & DEVELOPMENT SERVICE BUILDING, 1601 S. STATE ST., BLDG. C, DECATUR, TEXAS, THE "PROPERTY". COUNCIL CONSIDERATION AND APPROVAL OF THIS ITEM IS SUBJECT TO COUNCIL APPROVAL OF THE REQUEST FOR ANNEXATION. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2021-02—MR. JOSH JEZEK'S REQUEST, ON BEHALF OF DECATUR QOZB LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Reeves moved to approve the ordinance as presented. Council Member Carpenter seconded the motion. The motion passed unanimously.

9. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT TO APPENDIX "B," "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY, TO REZONE AN APPROXIMATE 11.224 ACRES OF LAND WHICH IS CURRENTLY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY BUT FOR WHICH THE PROPERTY OWNER HAS REQUESTED ANNEXATION INTO THE CITY'S CORPORATE LIMITS. UPON THE EFFECTIVE DATE OF ANNEXATION, THE PROPERTY WOULD BE ZONED AS MULTI-FAMILY RESIDENTIAL (MF) ZONING DISTRICT. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CROSSROADS CHURCH'S SOUTHERN PROPERTY LINE, APPROXIMATELY 83.5' NORTHWEST OF THE CENTERLINE OF WEST THOMPSON STREET, AND APPROXIMATELY 65.2' WEST OF THE CENTERLINE OF DEER PARK ROAD, ADJACENT TO THE CURRENT CITY LIMITS IN DECATUR'S WESTERN EXTRATERRITORIAL JURISDICTION (ETJ), WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS ON THE SURVEY LOCATED AT THE PLANNING & DEVELOPMENT SERVICE BUILDING, 1601 S. STATE ST., BLDG. C, DECATUR, TEXAS, THE "PROPERTY". COUNCIL CONSIDERATION AND APPROVAL OF THIS ITEM IS SUBJECT TO ITS APPROVAL OF BOTH THE REQUEST FOR ANNEXATION AND THE ACCOMPANYING PROPOSED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP AMENDMENT.

(ZONING CHANGE APPLICATION 2021-03—MR. JOSH JEZEK’S REQUEST, ON BEHALF OF DECATUR QOZB LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)

Council member Allen moved to approve the ordinance as presented. Council member Hayes seconded the motion. The motion passed unanimously.

10. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING FOR VOLUNTARY ANNEXATION OF AN APPROXIMATE 137.02 ACRES OF LAND WHICH IS CURRENTLY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY. THE PROPERTY TO BE ANNEXED IS GENERALLY LOCATED SOUTH OF SOUTH MARTIN BRANCH PLANNED DEVELOPMENT’S SOUTHERN PROPERTY LINE, APPROXIMATELY 628.3’ EAST OF THE CENTERLINE OF OLD REUNION ROAD AND APPROXIMATELY 51.1’ WEST OF THE CENTERLINE OF FM 730 IN DECATUR’S SOUTHERN EXTRATERRITORIAL JURISDICTION (ETJ), ADJACENT TO THE CURRENT CITY LIMITS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS ON THE SURVEY LOCATED AT THE PLANNING & DEVELOPMENT SERVICE BUILDING, 1601 S. STATE ST., BLDG. C, DECATUR, TEXAS. **(ANNEXATION APPLICATION A2021-02—MR. TROY LEWIS, ON BEHALF OF RICK AND DEREK MCCARLEY) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Hayes moved to approve the ordinance as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

11. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT TO APPENDIX “D,” “COMPREHENSIVE PLAN,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY, FOR AN APPROXIMATE 137.02 ACRES OF LAND WHICH IS CURRENTLY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY BUT FOR WHICH THE PROPERTY OWNER HAS REQUESTED ANNEXATION INTO THE CITY’S CORPORATE LIMITS, TO CHANGE THE DESIGNATION ON THE PROPERTY, FROM AGRICULTURE AND RURAL LIVING (AR - ETJ) TO A COMMUNITY COMMERCIAL (CC) AND COMPACT NEIGHBORHOOD (CN) LAND USE DESIGNATION. THE PROPERTY IS GENERALLY LOCATED SOUTH OF SOUTH MARTIN BRANCH PLANNED DEVELOPMENT’S SOUTHERN PROPERTY LINE, APPROXIMATELY 628.3’ EAST OF THE CENTERLINE OF OLD REUNION ROAD AND APPROXIMATELY 51.1’ WEST OF THE CENTERLINE OF FM 730 IN DECATUR’S SOUTHERN EXTRATERRITORIAL JURISDICTION (ETJ), ADJACENT TO THE CURRENT CITY LIMITS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS ON THE SURVEY LOCATED AT THE PLANNING & DEVELOPMENT SERVICE BUILDING, 1601 S. STATE ST., BLDG. C, DECATUR, TEXAS. COUNCIL APPROVAL OF THE REQUEST FOR ANNEXATION. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2021-02—MR. TROY LEWIS, ON BEHALF OF RICK AND DEREK MCCARLEY) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Allen moved to approve the ordinance as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

12. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE REGARDING AN AMENDMENT TO APPENDIX “B,” “ZONING,” OF THE

CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY, TO REZONE AN APPROXIMATE 11.224 ACRES OF LAND WHICH IS CURRENTLY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY BUT FOR WHICH THE PROPERTY OWNER HAS REQUESTED ANNEXATION INTO THE CITY'S CORPORATE LIMITS. UPON THE EFFECTIVE DATE OF ANNEXATION, THE PROPERTY WOULD BE ZONED AS SINGLE FAMILY-2 RESIDENTIAL (SF-2) AND RESTRICTED BUSINESS (C-1) ZONING DISTRICT. THE PROPERTY IS GENERALLY LOCATED SOUTH OF SOUTH MARTIN BRANCH PLANNED DEVELOPMENT'S SOUTHERN PROPERTY LINE, APPROXIMATELY 628.3' EAST OF THE CENTERLINE OF OLD REUNION ROAD AND APPROXIMATELY 51.1' WEST OF THE CENTERLINE OF FM 730 IN DECATUR'S SOUTHERN EXTRATERRITORIAL JURISDICTION (ETJ), ADJACENT TO THE CURRENT CITY LIMITS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS ON THE SURVEY LOCATED AT THE PLANNING & DEVELOPMENT SERVICE BUILDING, 1601 S. STATE ST., BLDG. C, DECATUR, TEXAS. THE COMMISSION RECOMMENDATION FOR THIS ITEM IS SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE REQUEST FOR ANNEXATION AND THE ACCOMPANYING PROPOSED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP AMENDMENT. **(ZONING CHANGE APPLICATION 2021-03—MR. TROY LEWIS, ON BEHALF OF RICK AND DEREK MCCARLEY) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Reeves moved to approve the ordinance as presented. Council member Allen seconded the motion. The motion passed unanimously.

13. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE REGARDING AN AMENDMENT TO APPENDIX "D," "COMPREHENSIVE PLAN," OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY, FOR AN APPROXIMATE 23.03 ACRES OF LAND LOCATED AT 3472 S. US HIGHWAY 81/287, DECATUR, TEXAS, AND AN APPROXIMATE 3.15 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF US HIGHWAY 81/287 SERVICE ROAD, DECATUR, TEXAS, FROM COMPACT NEIGHBORHOOD (CN) LAND USE DESIGNATIONS TO AN ACTIVITY CENTER (AC) LAND USE DESIGNATION. THE PROPERTY IS MORE COMMONLY REFERRED TO AS 3472 S. US HIGHWAY 81/287, DECATUR, TEXAS. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2021-04—CITY OF DECATUR, ON BEHALF OF WISE ASSET PROPERTY DECATUR LTD) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0-1, COMMISSIONER WOODRUFF RECUSED.)**

Council member Hilton moved to approve the ordinance as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

14. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE REGARDING AN AMENDMENT TO SECTION 6.1.2, "ALLOWED USES AND PERMIT REQUIREMENTS", OF ARTICLE 6, "USE REGULATIONS", OF APPENDIX "B", "ZONING", OF THE CITY'S CODE OF ORDINANCES, CONTAINING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, TO AMEND REGULATIONS RELATING TO THE SALE OF ALCOHOLIC BEVERAGES, INCLUDING THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES AND OFF-PREMISES CONSUMPTION AND THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION IN

VARIOUS ZONING DISTRICTS, TO ALLOW THOSE USES IN THE CONVENTION OVERLAY DISTRICT (CD) UPON CITY COUNCIL APPROVAL OF A SPECIFIC USE PERMIT ("SUP") AND PROVIDING CRITERIA FOR COUNCIL CONSIDERATION OF A SPECIFIC USE PERMIT. **(APPLICATION SI2021-06—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Carpenter moved to approve the ordinance as presented. Council member Allen seconded the motion. The motion passed unanimously.

15. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE REGARDING AN AMENDMENT TO APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A CONVENIENCE STORE IN A CD, CONVENTION OVERLAY ZONING DISTRICT, ON AN APPROXIMATE 6.7245 ACRE TRACT OF LAND BEING LEGALLY DESCRIBED AS LOT 1, BLOCK 1, CEFCO ADDITION, OR MORE COMMONLY REFERRED TO AS 2202 W. US HIGHWAY 380 BYPASS, DECATUR, TEXAS. **(APPLICATION SUP2021-02—MR. JORDAN SCHAEFER, ON BEHALF OF C.L. GAGE, GEORGE GAGE AND CEFCO) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Hilton moved to approve the ordinance as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

16. CONSIDER A SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE REGARDING AN AMENDMENT TO APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION IN A CD, CONVENTION OVERLAY ZONING DISTRICT, ON AN APPROXIMATE 6.7245 ACRE TRACT OF LAND BEING LEGALLY DESCRIBED AS LOT 1, BLOCK 1, CEFCO ADDITION, OR MORE COMMONLY REFERRED TO AS 2202 W. US HIGHWAY 380 BYPASS, DECATUR, TEXAS. **(APPLICATION SUP2021-03— MR. JORDAN SCHAEFER, ON BEHALF OF C.L. GAGE, GEORGE GAGE AND CEFCO) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Hilton moved to approve the ordinance as presented. Council member Allen seconded the motion. The motion passed unanimously.

17. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING LANDSCAPE ESCROW AGREEMENT BETWEEN CITY OF DECATUR AND MALIBU HOMES FOR THE CITY TO ISSUE A BUILDING PERMIT FOR 312 COLLEGE CT; AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

Council member Reeves moved to approve the escrow agreement and authorize City Manager to execute the agreement. Council member Carpenter seconded the motion. The motion passed unanimously.

18. RECEIVE AN UPDATE ON THE SELECTION CRITERIA, PROCESS AND METHODOLOGY FOR SERVING ON THE PLANNING AND ZONING COMMISSION.

Will Klose of 773 CR 2175 informed Council; commissioners are still trying to simplify the application process and are looking at how other cities appoint members.

No action taken.

19. CONSIDER AND TAKE ACTION ON A REQUEST BY THE DECATUR MAIN STREET PROGRAM FOR APPROVAL TO PROCEED WITH TRUCK TRAFFIC RE-ROUTE REQUEST TO TXDOT IN ORDER TO DIVERT TRUCK TRAFFIC (EXCLUDING DELIVERIES) AWAY FROM THE HISTORIC DOWNTOWN.

Council member Hayes moved to approve the request as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

20. CONSIDER AND TAKE ACTION ON A FIRST AMENDMENT TO THE AGREEMENT WITH SWAGIT TO ADD CLOSED CAPTIONS POST MEETING TO THE ARCHIVED VIDEOS; AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AMENDMENT. WHICH COMES WITH A TRANSCRIPT.

Council member Hilton moved to approve the amendment to the agreement as presented. Council Member Carpenter seconded the motion. The motion passed unanimously.

21. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A POLICY SETTING A TIME PERIOD FOR SIDEWALK, CURB AND GUTTER VARIANCES TO REMAIN IN PLACE AFTER APPROVAL BY CITY COUNCIL AND DIRECTING STAFF TO BRING FORWARD PROPOSED ORDINANCE AMENDMENTS TO IMPLEMENT THE POLICY.

Council member Hayes moved to approve a policy with three year time period for sidewalk, curb and gutter variances. Council member Hilton seconded the motion. The motion passed unanimously.

22. HOLD A DISCUSSION, CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE PROCESSING OF SUBDIVISION VARIANCE REQUESTS THROUGH THE PUBLIC WORKS DEPARTMENT AND PROVIDE DIRECTION TO CITY MANAGER REGARDING SAME.

Council member Hayes stated I've had several complaints regarding the time available for requesting a variance. Especially for curb, sidewalk, and gutter you have to apply on a certain day of the month between 8 a.m. and 11 a.m. and that's the only option you have, this seems unfair to me. Council member Allen agreed and suggest extending the filing period to twice a month. Council member Reeves would like to have a workshop to discuss this further.

23. HOLD A DISCUSSION, CONSIDER AND TAKE APPROPRIATE ACTION TO PROVIDE DIRECTION TO THE CITY MANAGER FOR THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR TO BRING FORWARD A PROPOSED PLAN FOR THE LOCATION OF SIDEWALKS WITHIN THE CITY AND A PROPOSED PLAN FOR THE LOCATION OF CURB AND GUTTER WITHIN THE CITY.

No action taken, to be discussed at a future workshop.

24. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD JANUARY 10, 2022.

Council member Carpenter moved to approve the minutes as presented. Council member Hilton seconded the motion. The motion passed unanimously

25. ACCEPTANCE OF QUARTERLY INVESTMENT REPORT.

Quarterly investment report accepted.

26. COUNCIL TO HEAR PUBLIC INPUT (please complete a Speaker Registration Form before speaking) each speaker will be limited to 3 minutes, the Open Meeting Act does not allow

for discussion in response to the comments, comments should be directed to the Council as a whole rather than to individual members, and no action will be taken by the Council.

27. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.


ADJOURNMENT

There being no further business, Mayor McQuiston declared the meeting adjourned at 8:08 p.m.





Mike McQuiston, Mayor



Asucena Garcia, TRMC, City Secretary