

**MINUTES OF THE
CITY COUNCIL MEETING
May 9, 2022 at 6:00 p.m.**

Regular meeting of the Decatur City Council was called to order by Mayor McQuiston at 6:00 p.m. Mayor McQuiston declared a moment of silence. City Manager Shannon led the pledge. Those present included: Mayor Mike McQuiston, Council members Eddie Allen, Ben Bennington, Will Carpenter, Jake Hayes, and Melinda Reeves. Council member Darlene Hilton was absent. Staff members present: City Manager Brett Shannon, Fire Chief Nate Mara, Assistant Fire Chief Deroyn Bennett, Police Chief Delvon Campbell, EDC Executive Director Holtzboog, Public Works/Airport Director Greg Hall, Finance Director Ana Cañada, IT Director J.B. McKenzie, Technology Services Technician Sebastian Davis, Planning Coordinator Cheryl Fuss and City Secretary Asucena Garcia, Attorney Cynthia Kirchoff and Richard Greene representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith and Planning Director Dedra Ragland.

1. RECEIVE AND DISCUSS REPORTS FROM KIMLEY-HORN, PRESENTING FINDINGS OF THE 2022 WASTEWATER TREATMENT PLANT MASTER PLAN AND 2022 WATER TREATMENT PLANT MASTER PLAN. NO ACTION REQUIRED.

Andrew Simonsen and Kyle Kubista with Kimley-Horn informed Council: in order to expand the Wastewater Treatment Plant from from 1.2 *millions of gallons per day* (MGD) to 2.4 MGD the cost would be \$36,630,000. The Water Plant would expand from 3.0 MGD to 6.0 MGD at a cost of \$60,050,000.

2. CONSIDER AND TAKE ACTION TO AWARD BID TO LEETECH SOLUTIONS, LLC, ALEDO, TEXAS IN THE BASE BID AMOUNT OF \$1,201,065.00 FOR THE 2022 WALMART SEWER LINE D AND AUTHORIZE THE CITY MANAGER TO SIGN CONTRACT DOCUMENTS.

Council member Reeves moved to award the bid to Leetech Solutions, LLC and authorized City Manager to execute the contract as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

Public Hearing Items:

3. HEAR STAFF REPORT, HOLD A PUBLIC HEARING, HEAR PUBLIC COMMENTS AND CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOTS 1-20, BLOCK 1, PIPER ADDITION, BEING AN APPROXIMATELY 4.063-ACRE TRACT OF LAND IN THE CITY OF DECATUR, WISE COUNTY, TEXAS AND BEING A REPLAT OF LOT 1-R, BLOCK 11-R, NORTH DECATUR ADDITION, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. **(APPLICATION RP2022-02—MR. DAVID FULLER, ON BEHALF OF FX5 REAL ESTATE INVESTMENTS, LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Hayes moved to approve application RP2022-02 as presented. Council member Allen seconded the motion. The motion passed unanimously.

4. HEAR STAFF REPORT, HOLD A PUBLIC HEARING, HEAR PUBLIC COMMENTS AND CONSIDER FIRST READING OF 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 PERMANENT MAKEUP APPLICATION, AS A SECONDARY USE, IN A C-1A, DECATUR SQUARE BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.523 ACRES OF LAND BEING LEGALLY DESCRIBED AS LOTS 1-4, BLOCK 10, ORIGINAL TOWN OF DECATUR, OR MORE

COMMONLY REFERRED TO AS 206 N. STATE ST., DECATUR, TEXAS. (**APPLICATION SUP2022-01—MS. JENNIFER STEVENS) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**)

First reading held.

5. CONDUCT A PUBLIC HEARING ON THE PROPOSED CITY OF DECATUR PROPERTY ASSESSED CLEAN ENERGY (“PACE”) PROGRAM, INCLUDING THE REPORT MADE AVAILABLE FOR PUBLIC INSPECTION, AS REQUIRED BY SECTION 399.08 OF THE PACE ACT, CHAPTER 399 OF THE TEXAS LOCAL GOVERNMENT CODE.

Public hearing held.

Non-Public Hearing Items:

6. CONSIDER TAKING ACTION ON A REQUEST TO PRELIMINARY PLAT LOTS 1-73, BLOCK A; LOTS 1-68, BLOCK B; LOTS 1-14, BLOCK C; LOTS 1-32, BLOCK D; LOTS 1-23, BLOCK E; LOTS 1-25, BLOCK F, LOTS 1-44, BLOCK G; LOTS 1-26, BLOCK H; LOTS 1-28, BLOCK I, LOTS 1-9, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1-20, BLOCK L; LOTS 1-18, BLOCK M; LOTS 1-33, BLOCK N; AND LOTS 1-41, BLOCK O, AND 16 OPEN SPACE LOTS (500 TOTAL LOTS) MEADOW CREEK ADDITION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, BEING AN APPROXIMATE 137.02-ACRE TRACT OF LAND, OF WHICH 83.22 ACRES IS IN THE WILLIAM S. HOGUE SURVEY, ABSTRACT NUMBER 385, WISE COUNTY, TEXAS, AND OF WHICH 53.80 ACRES IS IN THE SMITH BOWEN SURVEY, ABSTRACT NUMBER 51, CITY OF DECATUR, WISE COUNTY, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. (**APPLICATION PP2022-01—MR. TROY LEWIS, ON BEHALF OF RICK AND DEREK MCCARLEY) (THE PLANNING AND ZONING COMMISSION RECOMMEND CONDITIONAL APPROVAL 6-0.)**)

Troy Lewis at 311 S. Oak St., Roanoke, addressed Council and request this item be tabled.

No action taken.

7. CONSIDER AND TAKE APPROPRIATE ACTION ON RESOLUTION 2022-04-07, A RESOLUTION OF THE CITY OF DECATUR, TEXAS, ESTABLISHING THE CITY OF DECATUR PROPERTY ASSESSED CLEAN ENERGY (“PACE”) PROGRAM.

Council member Reeves moved to approve resolution 2022-04-07 as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

8. CONSIDER AND TAKE APPROPRIATE ACTION ON A PROFESSIONAL SERVICES AGREEMENT FOR ADMINISTRATION OF THE CITY OF DECATUR PROPERTY ASSESSED CLEAN ENERGY (“PACE”) PROGRAM WITH LONE STAR PACE; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE NECESSARY DOCUMENTS.

Council member Reeves moved to approve the professional services agreement and authorize City Manager Shannon to execute the documents as presented. Council member Allen seconded the motion. The motion passed unanimously.

9. **CONSENT AGENDA** – All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD APRIL 4, 2022, APRIL 25, 2022, MAY 2, 2022, MAY 4, 2022 AND MAY 5, 2022.
- b. CONSIDER RE-APPOINTMENT FOR THE CONFERENCE CENTER ADVISORY BOARD WITH TERMS TO EXPIRE MAY 31, 2022 (2024):
 - a. Jeannine Eaton
 - b. Cary Bohn
 - c. Danny Cross
 - d. Christie Rhine
- c. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A REQUEST BY DECATUR MAIN STREET FOR THE FOLLOWING CLOSURE FOR A CRAWFISH BOIL ON MAY 14, 2022 FROM 5PM TO 8PM: MARKET STREET FROM WALNUT STREET ON THE NORTH TO MAIN STREET ON THE SOUTH SIDE.
- d. CONSIDER TAKING ACTION TO APPOINT DR. WILLIAM IKERD TO FILL A VACANT REGULAR (ZONING) BOARD OF ADJUSTMENT SEAT, TERM TO EXPIRE OCTOBER 2023.
- e. CONSIDER TAKING ACTION TO APPOINT MR. WAYNE STONE TO FILL THE VACANT ALTERNATE (ZONING) BOARD OF ADJUSTMENT SEAT, TERM TO EXPIRE OCTOBER 2023.
- f. CONSIDER REAPPOINTMENT AND CONTRACT WITH ASSISTANT/ASSOCIATE MUNICIPAL COURT JUDGE SALLAS.
- g. CONSIDER REAPPOINTMENT AND CONTRACT WITH PRESIDING MUNICIPAL COURT JUDGE GREEN.

City Secretary Garcia informed council Item B referenced the incorrect year, should be 2024. Council member Allen moved to approve the consent agenda as presented. Council member Hayes seconded the motion. The motion passed unanimously

Convened into Executive Session at 7:02 p.m.

10. EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ., THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING:

PERSONNEL MATTERS. §551.074: TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE: INTERIM CITY MANAGER AND CITY MANAGER CANDIDATES

Reconvened into Regular Session at 8:50 p.m.

11. 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.

No action taken.

12. 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.

No public comment.

13. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

No requests.

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 8:52 p.m.

APPROVED:


Mike McQuiston, Mayor

ATTEST:


Asucena Garcia, TRMC, City Secretary

