



CITY OF DECATUR, TEXAS

***AMENDED WORKSHOP AND REGULAR - CITY COUNCIL MEETING**
Decatur City Hall - 201 E. Walnut, Decatur, TX
April 24, 2023
AND VIA VIDEOCONFERENCE/TELECONFERENCE

Videoconferencing is being used to allow the public and staff to join the meeting. This meeting will be held using videoconferencing/teleconferencing technology with public viewing access via WWW.ZOOM.US/JOIN (MEETING/WEBINAR ID: 817 5047 6447 PASSCODE: 823992) or watch live at: <https://decaturtx.new.swagit.com/views/212/>

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, 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 Mayor at the appropriate time. Speakers will each be allowed a 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 Council'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.

QUARTERLY DEPARTMENT REPORTS

Fire Department – Hear and discuss quarterly report by Fire Chief Deroy Bennett including relevant and follow-up discussion with Council and other staff.

Planning – Hear and discuss quarterly report as presented by Planning Director Ragland, including relevant and follow-up discussion with Council and other staff regarding the following items:

- Planning applications processed, including plats, zoning changes, sign variances, subdivision variances, design standards variances, and annexation cases; site plans/building permit reviews; and ordinance/policy amendments.

Building Inspections – Hear and discuss quarterly report by Chief Building Official Wayne Smith including relevant and follow-up discussion with Council and other staff.

Public Works and Airport – Hear and discuss quarterly report by Public Works Director/Airport Manager Greg Hall, including relevant and follow-up discussion with Council and other staff.

Finance – Hear and discuss quarterly report by Ana Canada, Finance Director, including relevant and follow-up discussion with Council and other staff.

REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE QUARTERLY INVESTMENT REPORT.
2. CONSIDER AND TAKE APPROPRIATE ACTION ON A PERFORMANCE AGREEMENT BETWEEN THE DECATUR EDC AND THINKMENTS, LLC APPROVED BY THE DECATUR EDC BOARD OF DIRECTORS.
3. CONSIDER FIRST READING OF AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY IDENTIFIED AS BEING AN APPROXIMATE 16.84 ACRE TRACT KNOWN AS A PORTION OF THE RIGHT-OF-WAY OF US HWY 380 GENERALLY BETWEEN THE 1400 BLOCK THROUGH THE 1600 BLOCK OF US HWY 380, WISE COUNTY, TEXAS, EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY, AND ADOPTING A SERVICE PLAN. **ORDINANCE 2023-05-11**
4. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT TO THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR AN APPROXIMATE 62.97 ACRES OF LAND LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET FROM TRADITIONAL NEIGHBORHOOD (TN) TO COMMUNITY COMMERCIAL (CC) AND COMPACT NEIGHBORHOOD (CN) FOR VISTA PARK PLANNED DEVELOPMENT. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2023-02—MR. JODY BOYD’S REQUEST ON BEHALF OF DECATUR VP, LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) CP2023-02 ORDINANCE 2023-04-08**
5. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING AN AMENDMENT TO REZONE APPROXIMATELY 0.471 ACRES OF LAND LOCATED AT 1603 N. COLORADO STREET FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (SF-2) TO A TWO-FAMILY RESIDENTIAL ZONING DISTRICT (2F). **(ZONING CHANGE APPLICATION 2023-03—MR. DUSTIN HUNTER, ON BEHALF OF PROPERTY OWNER DM LAND HOLDING LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) ZC2023-03 ORDINANCE 2023-04-09**
6. ******CONSIDER SECOND READING AND TAKE APPROPRIATE REGARDING AN ORDINANCE FOR BILLING, DEPOSITS, SUSPENSION OF SERVICE, RECONNECTION OF SERVICE, LIENS, AND OTHER FINANCIAL CONSIDERATIONS RELATED TO PAYMENT OF WATER BILLS. **ORDINANCE 2023-04-10**
7. CONSIDER AND TAKE APPROPRIATE ACTION TO ISSUE A REQUEST FOR PROPOSALS FOR BANKING SERVICES.
8. CONSIDER AND TAKE ACTION ON APPROVAL OF REAPPOINTMENT OF WISE COUNTY WATER SUPPLY DISTRICT BOARD MEMBERS TO A TWO YEAR TERM TO EXPIRE APRIL 2025:
 - a) Roy Eaton

- b) Andrew Sandford
- c) Carol Ann Carson

9. CONSIDER AND TAKE APPROPRIATE ACTION TO APPOINT KRISTINA MERCER TO THE PARKS BOARD.
10. RECEIVE GRANT UPDATE REPORT AND TAKE ANY APPROPRIATE ACTION REGARDING TWO GRANT PROGRAMS:
 - A. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REBATE PROGRAM TO UPGRADE OR REPLACE DIESEL HEAVY-DUTY VEHICLES AND/OR EQUIPMENT AS PART OF THE TEXAS EMISSIONS REDUCTION PLAN (TERP).
 - B. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PROGRAM FOR BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) TO UNDERTAKE HAZARD MITIGATION PROJECTS AND REDUCE RISKS ASSOCIATED WITH DISASTERS AND NATURAL HAZARDS.
11. **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:

PURSUANT TO SECTIONS 551.071 AND 551.087 OF THE TEXAS GOVERNMENT CODE, THE CITY COUNCIL WILL DELIBERATE COMMERCIAL OR FINANCIAL INFORMATION RECEIVED FROM A BUSINESS PROSPECT THAT THE CITY COUNCIL SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN THE CITY AND WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS OR TO DELIBERATE AN OFFER OF A FINANCIAL OR OTHER INCENTIVE FOR PROPOSED DEVELOPMENT OF PROPERTY WITHIN CITY OF DECATUR AND WHERE THE DUTY OF THE CITY ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE PROVISIONS OF CHAPTER 551.
12. **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.
13. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING APPROVAL OF A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF DECATUR AND NS DEVELOPMENT PARTNERS, LLC FOR THE BISHOP HEIGHTS DEVELOPMENT AND AUTHORIZE THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS.
14. 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.
15. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

I hereby certify that the above agenda was posted on the official bulletin board at City Hall, 201 E. Walnut, Decatur Texas, on Friday, April 21, 2023 by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Asucena Garcia
Asucena Garcia, TRMC
City Secretary

*NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY.**