

**MINUTES OF THE
CITY COUNCIL MEETING
Monday, January 8, 2024 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. Mayor McQuiston led the pledge. Council member Will Carpenter led the prayer. Those present included: Mayor Mike McQuiston, Council members: Will Carpenter, Darlene Hilton, Debra Jackson, and Melinda Reeves. Council members Eddie Allen and Jake Hayes were absent. Staff members present: City Manager Nate Mara, Public Works Director Greg Hall, Police Chief Delvon Campbell, Fire Chief Deroy Bennett, Fire Prevention Captain Chris Mercer, Planning Director Dedra Ragland, Chief Human Resources Directors MaryAnn Henline and Judi Conger, Technology Services Specialist Herandi Martinez, City Secretary Asucena Delgado, City Attorney Pam Liston, and Austin Jackson with the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith.

REGULAR MEETING 6:00 p.m.

Mayor McQuiston presented a proclamation to Police Chief Delvon Campbell for National Law Enforcement Appreciation Day.

1. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A MASTER AGREEMENT WITH KIMLEY-HORN FOR THE 2024 IMPACT FEE UPDATE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

City Manager Mara informed Council; the last impact fee update was completed in 2011. The total for the study is not to exceed \$145,000.00.

Councilmember Jackson moved to approve the agreement as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

2. CONSIDER AND TAKE APPROPRIATE ACTION TO AUTHORIZE NEWGEN STRATEGIES AND SOLUTIONS, LLC TO CONDUCT A WATER AND WASTEWATER RATE STUDY AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

Councilmember Carpenter moved to approve NewGen Strategies the agreement as presented. Councilmember Jackson seconded the motion. The motion passed unanimously.

3. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS REPEALING AND REPLACING ORDINANCE 2023-09-27 AMENDING THE CITY OF DECATUR SCHEDULE OF FEES; ADOPTING A NEW CITY OF DECATUR SCHEDULE OF FEES AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR NEW BUILDING INSPECTION FEES; AND PROVIDING AN EFFECTIVE DATE OF JANUARY 9, 2024. **ORDINANCE 2024-01-01**

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

4. CONSIDER FIRST AND FINAL READING OF AN ORDINANCE OF THE CITY OF DECATUR TO AUTHORIZE THE ISSUANCE OF CERTIFICATES OF OBLIGATION IN ONE OR MORE SERIES IN AN AMOUNT NOT TO EXCEED SIXTEEN MILLION DOLLARS (\$16,000,000) FOR THE PURPOSE OF PAYING CONTRACTUAL OBLIGATIONS TO BE INCURRED FOR: (I) CONSTRUCTING AND IMPROVING THE CITY'S WATER AND SEWER SYSTEM, INCLUDING THE ACQUISITION OF RIGHTS OF WAY THEREFOR, (II) CONSTRUCTING, IMPROVING AND EQUIPPING POLICE AND FIRE-FIGHTING FACILITIES, INCLUDING THE ACQUISITION OF LAND THEREFOR AND (III) PROFESSIONAL SERVICES RENDERED IN CONNECTION THEREWITH; SUCH CERTIFICATES TO BE PAYABLE FROM AD VALOREM TAXES AND A LIMITED PLEDGE OF THE NET REVENUES OF THE CITY'S WATER AND SEWER SYSTEM. IN

ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 271.049, (I) THE CURRENT PRINCIPAL AMOUNT OF ALL OF THE CITY'S OUTSTANDING PUBLIC SECURITIES SECURED BY AND PAYABLE FROM AD VALOREM TAXES IS \$33,520,000; (II) THE CURRENT COMBINED PRINCIPAL AND INTEREST REQUIRED TO PAY ALL OF THE CITY'S OUTSTANDING PUBLIC SECURITIES SECURED BY AND PAYABLE FROM AD VALOREM TAXES ON TIME AND IN FULL IS \$53,492,818.74; (III) THE ESTIMATED COMBINED PRINCIPAL AND INTEREST REQUIRED TO PAY THE CERTIFICATES OF OBLIGATION TO BE AUTHORIZED ON TIME AND IN FULL IS \$29,770,300; (IV) THE MAXIMUM INTEREST RATE FOR THE CERTIFICATES MAY NOT EXCEED THE MAXIMUM LEGAL INTEREST RATE; AND (V) THE MAXIMUM MATURITY DATE OF THE CERTIFICATES TO BE AUTHORIZED IS MARCH 1, 2054. **ORDINANCE 2024-01-02**

Murphy Davis Jr. with Century Management addressed Council; the city received a rating of AA3, it's a good and stable rating. The bonds are callable in 2034, giving the city the ability to refinance the rates.

Councilmember Reeves moved to approve the ordinance as presented. Councilmember Jackson seconded the motion. The motion passed unanimously.

PUBLIC HEARING ITEMS:

5. CONSIDER FIRST READING OF THE ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN AMENDMENT TO REZONE APPROXIMATELY 0.162 ACRES OF LAND LOCATED AT 401 EAST MULBERRY STREET FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (SF-2) TO A TWO-FAMILY RESIDENTIAL ZONING DISTRICT (2F). **(ZONING CHANGE APPLICATION 2023-08 MR. RYAN OWEN, ON BEHALF OF PROPERTY OWNER STAR FLOWER HOMES, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.) ZC2023-08**

First reading held.

6. HEAR PUBLIC COMMENTS, AND CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1R, BLOCK 4, PARKVIEW ADDITION, BEING APPROXIMATELY A 0.162 ACRE TRACT OF LAND LOCATED NORTH OF EAST MULBERRY STREET AND EAST OF NORTH CATES IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 401 EAST MULBERRY STREET. **(REPLAT APPLICATION 2023-06 MR. RYAN OWEN, ON BEHALF OF PROPERTY OWNER STAR FLOWER HOMES, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) RP2023-06**

Councilmember Hilton moved to approve RP2023-06 as presented. Councilmember Reeves seconded the motion. The motion passed unanimously.

7. **CONSENT AGENDA** – ALL CONSENT AGENDA ITEMS LISTED ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE RECOMMENDED IN 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. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.)**
 - a. **PP2023-09** CONSIDER TAKING ACTION REGARDING A REQUEST TO PRELIMINARY PLAT LOT 1, BLOCK 1, STAR FLOWER HOMES ADDITION BEING A 0.22-ACRE TRACT IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NUMBER 857, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, FOR

PROPERTY LOCATED AT 1400 NORTH US HIGHWAY 81-287 BUSINESS..
(PRELIMINARY PLAT APPLICATION 2023-09—MR. RYAN OWEN, ON BEHALF OF STAR FLOWER HOMES)

- b. **FP2023-06** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK 1, STAR FLOWER HOMES ADDITION BEING A 0.22-ACRE TRACT IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NUMBER 857, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 1400 NORTH US HIGHWAY 81-287 BUSINESS. **(FINAL PLAT APPLICATION 2023-06—MR. RYAN OWEN, ON BEHALF OF STAR FLOWER HOMES)**
- c. **FP2023-07** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK 1, RESERVE AT DECATUR, BEING 3.584 ACRES AND PART OF BLOCKS 2 & 5, SUNSET HILL ADDITION, 20 FOOT ALLEY AND AUCTION STREET AND BEING SITUATED IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NO. 857, CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 217 NORTH CHICO STREET. **(FINAL PLAT APPLICATION 2023-07—MR. DAVID GREER, ON BEHALF OF NORTEX AG PROPERTIES INC. AND E.W. MORAN LLC)**
- d. **PP2023-12** CONSIDER TAKING ACTION REGARDING A REQUEST TO PRELIMINARY PLAT LOTS 1-2, BLOCK 1, WALTHER ESTATES, A 16.6-ACRE TRACT OF LAND AND A 1.0-ACRE TRACT OF LAND IN THE D. MOSES SURVEY, ABSTRACT NUMBER 537, CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 1560 PRESKITT ROAD. **(PRELIMINARY PLAT APPLICATION 2023-12—MR. AND MRS. JAMES WALTHER)**
- e. **FP2023-08** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOTS 1-2, BLOCK 1, WALTHER ESTATES, A 16.6-ACRE TRACT OF LAND AND A 1.0-ACRE TRACT OF LAND IN THE D. MOSES SURVEY, ABSTRACT NUMBER 537, CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 1560 PRESKITT ROAD. **(FINAL PLAT APPLICATION 2023-08—MR. AND MRS. JAMES WALTHER)**
- f. **FP2023-09** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, DECATUR POLICE STATION, BEING A 7.89-ACRE TRACT OF LAND IN ALL OF BLOCKS 110 AND 118 AND PORTIONS OF CHURCH, SHORT AND TRINITY STREETS, SOUTH DECATUR ADDITION, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, LOCATED AT 1601 SOUTH CHURCH STREET. **(FINAL PLAT APPLICATION 2023-09—CHIEF OF POLICE DELVON CAMPBELL, ON BEHALF OF CITY OF DECATUR)**
- g. CONSIDER TAKING ACTION TO APPOINT LISA ESTRADA-PERDUE TO FILL THE VACANT ALTERNATE (ZONING) BOARD OF ADJUSTMENT SEAT, IF APPOINTED HER TERM WILL EXPIRE OCTOBER 2025.

END PLANNING AND ZONING REPORT - CONSENT AGENDA VOTE WILL INCLUDE THE FOLLOWING REGULAR COUNCIL CONSENT ITEMS:

- h. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR DECEMBER 2023.
- i. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD DECEMBER 11, 2023 AND DECEMBER 18, 2023

Councilmember Carpenter moved to approve the consent agenda as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

- 8. 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

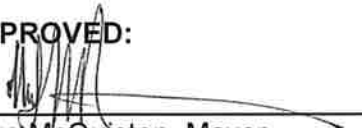
the Council.
No public comment.

9. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.


ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 6:25 p.m.

APPROVED:


Mike McQuiston, Mayor

ATTEST:


Asucena Delgado, TRMC, City Secretary

