

**MINUTES OF THE
WORKSHOP AND CITY COUNCIL MEETING
Monday, April 10, 2023 at 5:30 p.m.**

Workshop and regular meeting of the Decatur City Council was called to order by Mayor McQuiston at 5:32 p.m. Mayor McQuiston declared a moment of silence. Decatur Police Dispatchers led the pledge. Those present included: Mayor Mike McQuiston, Councilmembers: Eddie Allen, Will Carpenter, Jake Hayes, Debra Jackson, and Melinda Reeves. Council member Darlene Hilton was absent. Staff members present: City Manager Nate Mara, Police Chief Delvon Campbell, Chief Building Official Wayne Smith, Public Works/Airport Director Greg Hall, Public Works Executive Administrative Assistant Katherine Griffith, Assistant Public Works Director Joe Guinn, Conference Center Director Carla Johnson, Executive EDC Director Kevin Holzbog, Main Street Director Frieda Lasater, Library Director Dawn Wilbert, Planning Director Dedra Ragland, Planning Coordinator Cheryl Fuss, Attorney Pam Liston and Austin Jackson representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith.

WORKSHOP 5:30 p.m.

QUARTERLY DEPARTMENT REPORTS

Conference Center report by Conference Center Director Carla Johnson, including relevant information and follow-up discussion with Council and other staff.

Library report by Library Director, Dawn Wilbert including relevant information and follow-up discussion with Council and other staff.

Main Street report by Main Street Director, Frieda Lasater including relevant information and follow-up discussion with Council and other staff.

Police Department report by Police Chief Delvon Campbell including relevant information and follow-up discussion with Council and other staff.

Reports were provided.

REGULAR MEETING 6:00 p.m.

Mayor McQuiston presented a proclamation to Decatur Police Department Dispatchers and read a proclamation for Child Abuse Prevention Month.

Convened into executive session at 6:05 p.m.

1. **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:

CONSULTATION WITH ATTORNEY. §551.071 (b): OF THE TEXAS GOVERNMENT CODE, THE CITY COUNCIL WILL CONSULT WITH ITS 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 THIS CHAPTER RE: LEGAL ISSUES RAISED IN CONNECTION WITH IMPLEMENTATION OF PLANNING POLICIES AND PROCEDURES.

2. **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.

Reconvened into open session at 6:43 p.m.

No action taken.

PUBLIC HEARING ITEMS:

3. FIRST READING OF AN ORDINANCE AND HOLD A PUBLIC HEARING TO AMEND THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR APPROXIMATELY 62.97 ACRES OF LAND LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET COMMONLY KNOWN AS VISTA PARK PLANNED DEVELOPMENT FROM TRADITIONAL NEIGHBORHOOD (TN) TO COMMUNITY COMMERCIAL (CC) AND COMPACT NEIGHBORHOOD (CN). **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2023-02—MR. JODY BOYD’S REQUEST ON BEHALF OF DECATUR VP, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMENDS APPROVAL, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) CP2023-02.**

First reading held. No public comment.

4. FIRST READING OF AN ORDINANCE AND HOLD A PUBLIC HEARING 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 RECOMMENDS APPROVAL, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) ZC2023-03.**

First reading held. No public comment.

NON-PUBLIC HEARING ITEMS:

5. TAKE ACTION ON JODY BOYD’S REQUEST, ON BEHALF OF TODD MCCARLEY AND DEREK MCCARLEY, FOR A 6-MONTH EXTENSION ON PRELIMINARY PLAT APPLICATION 2022-01 – A PRELIMINARY PLAT OF MEADOW CREEK, APPROVED ON MAY 23, 2022. **PP2022-01.**

Councilmember Allen moved to approve the six month extension as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

6. CONSIDER TAKING ACTION ON A REQUEST FROM DM LAND HOLDING LLC FOR A VARIANCE FROM REQUIREMENTS TO INSTALL CURB AND GUTTER ON PROPERTY LOCATED AT 1603 N. COLORADO STREET, DECATUR, TEXAS, ALONG N. COLORADO STREET. **(APPLICATION V2023-03—MR. DUSTIN HUNTER, ON BEHALF OF PROPERTY OWNER DM LAND HOLDING LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMENDS DENIAL, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) V2023-03.**

Councilmember Hayes moved to approve the variance as presented. Councilmember Carpenter seconded the motion. Councilmember Allen opposed. The motion passed 4-1-0.

7. CONSIDER TAKING ACTION ON A REQUEST FROM DM LAND HOLDING LLC FOR A VARIANCE FROM REQUIREMENTS TO INSTALL SIDEWALK ON PROPERTY LOCATED AT 1603 N. COLORADO STREET, DECATUR, TEXAS, ALONG N. COLORADO STREET. **(APPLICATION V2023-04—MR. DUSTIN HUNTER, ON BEHALF OF PROPERTY OWNER DM LAND HOLDING LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMENDS APPROVAL, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) V2023-04.**

Councilmember Allen moved to approve the variance as presented. Councilmember Hayes seconded the motion. The motion passed 5-0-0.

8. CONSIDER TAKING ACTION ON A REQUEST FROM TOP RIDGE HOMES FOR A VARIANCE FROM REQUIREMENTS TO INSTALL CURB AND GUTTER ON PROPERTY LOCATED AT 1180 W. MAIN STREET, DECATUR, TEXAS, ALONG W. MAIN STREET.

(APPLICATION V2023-05—MS. NOCONA MUNDY, ON BEHALF OF PROPERTY OWNER TOP RIDGE HOMES.) (THE PLANNING AND ZONING COMMISSION RECOMMENDS APPROVAL, 3-1, COMMISSIONER BERUBE OPPOSED AND VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) V2023-05.

Councilmember Hayes moved to approve the variance as presented. Councilmember Jackson seconded the motion. The motion passed unanimously.

9. **CONSIDER TAKING ACTION ON A REQUEST FROM TOP RIDGE HOMES FOR A VARIANCE FROM REQUIREMENTS TO INSTALL SIDEWALK ON PROPERTY LOCATED AT 1180 W. MAIN STREET, DECATUR, TEXAS, ALONG W. MAIN STREET. (APPLICATION V2023-06—MS. NOCONA MUNDY, ON BEHALF OF PROPERTY OWNER TOP RIDGE HOMES.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 4-0, VICE-CHAIRMAN KLOSE AND COMMISSIONER WOODRUFF ABSENT.) V2023-06.**

Councilmember Carpenter moved to approve the variance as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

10. **CONSIDER AND TAKE APPROPRIATE ACTION AUTHORIZING THE ORDER AND PURCHASING OF A 100' PIERCE AERIAL LADDER TRUCK FROM SIDDONS-MARTIN EMERGENCY GROUP AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE AGREEMENT.**

Fire Chief Bennett informed Council; no money is required to order, the truck would arrive in 2026. The lease agreement must be completed 120 days prior to the build date and the first payment will be due one year after the lease agreement is signed. The overall cost is \$2,445,725.00.

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

11. **CONSIDER AND TAKE APPROPRIATE ACTION AUTHORIZING THE PURCHASE OF A 2001 E-ONE 100' LADDER TRUCK FROM TEXAS FIRE TRUCKS AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE AGREEMENT.**

Fire Chief Bennett informed Council; the truck including new LED light package and Decatur Fire graphics should not exceed \$225,000.00

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

12. **CONSIDER TAKING ACTION ON A RESOLUTION DECLARING ENGINE 215, A 2008 ROSENBAUER SPARTAN FIRE ENGINE, AS SURPLUS PROPERTY, AUTHORIZING THE CITY MANAGER TO TAKE NECESSARY ACTION TO SOLICIT BIDS OR OTHERWISE PLACE ENGINE 215 FOR SALE AT A FAIR MARKET VALUE PRICE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE SALE AND TRANSFER OF TITLE FOR THE FIRE ENGINE.**

Fire Chief Bennett informed Council; this fire engine has 103,427 miles and 878 hours. The sale price estimate is \$75,000 to \$90,000.

Councilmember Carpenter moved to approve the resolution R2023-04-09 as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

13. **CONSIDER AND TAKE APPROPRIATE ACTION ON A GOVERNMENT LEASE PURCHASE AGREEMENT WITH AMERICAN NATIONAL LEASING COMPANY FOR A 2023 GMC SIERRA 2500 DOUBLE CAB 4WD VEHICLE FOR PUBLIC WORKS AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.**

Councilmember Hayes moved to approve the government lease agreement as presented. Councilmember Reeves seconded the motion. The motion passed unanimously.

14. CONSIDER AND TAKE APPROPRIATE ACTION ON A DESIGN/BUILD AGREEMENT WITH TRANSCEND, INC. FOR THE HARMON SKATE PARK AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

Public Works Director Hall informed Council the original budget was \$550,000.00 and recently received a donation from the Keith Stack Family in the amount of \$200,000.00 and would like Council's approval to spend \$750,000.00 for the skate park project.

Councilmember Allen moved to approve the agreement as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

15. DISCUSS AND TAKE APPROPRIATE ACTION TO RECEIVE A DONATION FROM TEQBALL FOR SPORTS EQUIPMENT (4 TEQONE TABLES) VALUED AT APPROXIMATELY \$14,000 AND AUTHORIZE THE CITY MANAGER TO ACKNOWLEDGE RECEIPT.

Public Works Director stated the donated sports equipment will be installed at Harmon, Jones, Renshaw and Big Mamma's Park.

Councilmember Reeves moved to approve the agreement as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

16. FIRST READING OF AN ORDINANCE FOR BILLING, DEPOSITS, SUSPENSION OF SERVICE, AND RE-CONNECTION OF SERVICE, LIENS, AND OTHER FINANCIAL CONSIDERATIONS RELATED TO PAYMENT OF WATER BILLS.

First reading held.

17. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR MARCH 2023.

Councilmember Allen moved to approve the bills and invoices as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

18. 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.

19. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 7:40 p.m.

APPROVED:


Mike McQuiston, Mayor



ATTEST:


Asucena Garcia, TRMC, City Secretary