

**MINUTES OF THE
WORKSHOP AND CITY COUNCIL MEETING
Monday, April 24, 2023 at 5:30 p.m.**

Workshop and regular meeting of the Decatur City Council was called to order by Mayor McQuiston at 5:31 p.m. Mayor McQuiston declared a moment of silence. Executive EDC Director Holzbog led the pledge. Those present included: Mayor Mike McQuiston, Council members: Eddie Allen, Will Carpenter (arrived at 6:04 p.m.), Jake Hayes, Darlene Hilton, Debra Jackson, and Melinda Reeves. Staff members present: City Manager Nate Mara, Assistant Fire Chief Joe Boyd, Chief Building Official Wayne Smith, Public Works Director Greg Hall, Assistant Public Works Director Joe Guinn, Public Works Executive Administrative Assistant Katherine Griffith, Planning Director Dedra Ragland, Planning Coordinator Cheryl Fuss, Finance Director Ana Cañada, IT Consultant Greg Moore, City Secretary Asucena Garcia, City 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

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.

Reports were provided.

REGULAR MEETING 6:00 p.m.

1. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE QUARTERLY INVESTMENT REPORT.

Councilmember Reeves moved to accept the investment report as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

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.

Executive EDC Director Holzbog informed Council this is a three year term agreement for customer resource management software. A minimum of \$10,000 annually expended by the company on CRM software, as well as the addition of one full time position during the term of the agreement. The EDC will reimburse them \$10,000 or fifty percent of their expenditure, whichever is less. The EDC limit for expenditures will not exceed \$30,000.

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

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

First reading held.

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**

Councilmember Reeves moved to approve Ordinance 2023-04-08 as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

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**

Councilmember Hayes moved to approve Ordinance 2023-04-09 with corrected legal description as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

6. ****CONSIDER SECOND READING AND TAKE APPROPRIATE REGARDING AN ORDINANCE FOR BILLING, DEPOSITS, SUSPENSION OF SERVICE, AND RECONNECTION OF SERVICE, LIENS, AND OTHER FINANCIAL CONSIDERATIONS RELATED TO PAYMENT OF WATER BILLS. ORDINANCE 2023-04-10**

Councilmember Carpenter moved to approve Ordinance 2023-04-10 as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

7. CONSIDER AND TAKE APPROPRIATE ACTION TO ISSUE A REQUEST FOR PROPOSALS FOR BANKING SERVICES.

Councilmember Hilton moved to approve the request for proposals as presented. Councilmember Reeves seconded the motion. The motion passed unanimously.

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

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

9. CONSIDER AND TAKE APPROPRIATE ACTION TO APPOINT KRISTINA MERCER TO THE PARKS BOARD.

Councilmember Hilton moved to approve the appointment as presented. Councilmember Reeves seconded the motion. The motion passed unanimously.

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.

Councilmember Hilton moved to approve participation in the grant programs as presented. Councilmember Allen seconded the motion. The motion passed unanimously.

Convened into executive session at 7:01 p.m.

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.

Reconvened into open session at 7:53 p.m.

No action taken.

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.

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

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.
No public comment.

15. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 7:54 p.m.

APPROVED:



Mike McQuiston, Mayor

ATTEST:



Asucena Garcia, TRMC, City Secretary

