

**MINUTES OF THE
CITY COUNCIL MEETING – VIA VIDEOCONFERENCING
Monday, October 11, 2021
WORKSHOP 5:30 p.m.**

PRESENT: Mayor Mike McQuiston, Council members, Eddie Allen, Ben Bennington, Will Carpenter, Jake Hayes, Darlene Hilton and Melinda Reeves.

ABSENT:

OTHERS PRESENT: City Manager Brett Shannon, IT Director J.B. McKenzie, Police Chief Delvon Campbell, Fire Chief Nate Mara, Assistant Fire Chief Deroyn Bennett, Finance Director Ana Cañada, Public Works/Airport Director Greg Hall, Human Resource Director MaryAnn Henline, Library Director Dawn Wilbert, Planning Coordinator Cheryl Fuss, Deputy City Secretary Asucena Garcia, City Secretary Diane Cockrell, City Attorney Patricia Adams, Murphy Davis, Sentry Management, Financial Consultant and Kristen Tribe representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith, Planning Director Dedra Ragland and Robert Dransfield, Attorney, Norton Rose Fulbright, Bond Counsel.

This meeting will be held using videoconferencing/teleconferencing technology with public access via:

**WWW.ZOOM.US/JOIN OR
(888)788-0099 (TOLL FREE)**

MEETING/WEBINAR ID: 882 4164 2850 PASSCODE: 563791

This videoconferencing meeting is being used to allow Council, staff and public participants to join the meeting in the following manner:

Anyone may join the meeting via videoconferencing at www.zoom.us/join or via telephone by calling you may email your comments to be read at the meeting to: dcockrell@decaturtx.org before 3:00 p.m. on the date of the meeting, give your name, address phone number and agenda item number, limiting comments to 3 minutes.

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 and 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 Diane Cockrell, City Secretary, so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a total of 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 Commission'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 MEETING 5:30 p.m.

CALL TO ORDER

Mayor McQuiston called the workshop meeting to order at 5:34 p.m.

MOMENT OF SILENCE

Mayor McQuiston declared a moment of silence.

PLEDGE OF ALLEGIANCE

City Secretary Cockrell led the pledge.

1. **DISCUSSION REGARDING FINAL LIST OF BOND PROJECTS, TIMING, METHOD OF FINANCING, AND RELATED MATTERS.**

City Manager Shannon introduced the workshop to look at the list of projects, timing, method of financing and related matters. Financial Consultant, Murphy Davis added that there have been no changes to the markets in the last two weeks. Mayor McQuiston gave an overview that he felt that the council is committed to the Water and Wastewater projects and the facilities and parks improvements need further discussion.

PROJECTS FOR CONSIDERATION 2021 BOND

<u>Water System Projects</u>	TOTAL
Thompson St. 1.0 MG Elevated Water Storage Tank	\$5,100,000
Sunset Tank Paint Project	\$1,013,000
Total	\$6,113,000
<u>Wastewater System Projects</u>	
Engineering Study and Design of Plant Expansion	\$2,250,000
Walmart Sewer Line D	\$1,136,000
GAGE Lift Station and Force Main Upgrade	\$1,017,200
Total	\$4,403,200
<u>Facilities Improvements</u>	
Development Services Offices (303 E. Walnut)	\$608,000
NEW Police Department Building (17500SF)	\$18,265,000
Total	\$18,873,000
<u>Parks Improvements</u>	
Harmon Park Playground Equipment	\$800,000
Harmon Park Splash Pad	\$895,000
Harmon Park Skate Park	\$550,000
Harmon Park Dog Park	\$150,000
Land Acquisition: 7.89ac; Blks 110,118,109,117 & 119; 200 E. Charles	\$1,025,000
Total	\$3,420,000
GRAND TOTAL	\$32,809,200

Council member Allen stated the city should pursue the entire list with exception to the improvements at 303 E. Walnut. Council members Bennington and Reeves were in agreement. Council member Carpenter stated the park improvements should be decided on by the voters. Council member Hayes suggested the improvements to 303 E. Walnut be used at the library instead. Council member Hilton expressed concern for the citizens who cannot afford their taxes.

REGULAR MEETING 6:00 p.m.

PLANNING AND ZONING REPORT:

1. **V2021-11 HEAR STAFF COMMENTS, CONSIDER AND TAKE ACTION REGARDING A REQUEST FOR A VARIANCE FROM CHAPTER 2, SECTION 201, "STREET IMPROVEMENTS (CURB/GUTTER)," OF THE CITY OF DECATUR'S DESIGN STANDARDS ON APPROXIMATELY 1,334.0 LINEAR FEET OF PROPERTY LOCATED ALONG BENNETT ROAD, WHERE ADJACENT TO THE SOUTHERN BOUNDARY OF PROPOSED LOT 1, BLOCK 1, DECATUR WASTE MANAGEMENT ADDITION, AND MORE COMMONLY REFERRED TO AS 300 BENNETT ROAD, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. (APPLICATION V2021-11—MR. GREG HALL, ON BEHALF OF CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND DENIAL, 3-2, VICE-CHAIRMAN CRESWELL AND COMMISSIONER LANIER OPPOSED.)**

Council member Carpenter moved to approve the variance V2021-11 as presented. Council member Hayes seconded the motion. Council member Allen moved to make an amendment to the motion granting the variance to this one project only. Council member Hilton seconded the motion. The amended motion passed 6-1-0 with Council member Carpenter opposed. Council proceeded to vote on the original motion: the vote was 1-6-0 with Council member Carpenter in favor and the remainder of the Council in opposition.

2. **V2021-12 HEAR STAFF COMMENTS, CONSIDER AND TAKE ACTION REGARDING A REQUEST FOR A VARIANCE FROM CHAPTER 1, SECTION 106, "SIDEWALKS," OF THE CITY OF DECATUR'S DESIGN STANDARDS ON APPROXIMATELY 1,334.0 LINEAR FEET OF PROPERTY LOCATED ALONG BENNETT ROAD, WHERE ADJACENT TO THE SOUTHERN BOUNDARY OF PROPOSED LOT 1, BLOCK 1, DECATUR WASTE MANAGEMENT ADDITION, AND MORE COMMONLY REFERRED TO AS 300 BENNETT ROAD, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. (APPLICATION V2021-12—MR. GREG HALL, ON BEHALF OF CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0.)**

Council member Allen moved to approve variance V2021-12 as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

3. HEAR STAFF REPORT, CONSIDER AND TAKE ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(15) POLE SIGNS AND SECTION 15-7(A)(16) JOINT USE SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A JOINT USE POLE SIGN THAT EXCEEDS THE CITY'S TOTAL MAXIMUM ALLOWABLE SIGN AREA. BASED ON INFORMATION PROVIDED BY THE APPLICANT, THE REGULATIONS ALLOW A MAXIMUM ALLOWABLE SIGN AREA OF 172.6 SQ. FT. THE APPLICANT IS SEEKING A JOINT USE POLE SIGN THAT IS 310 SQ. FT. WHICH IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA.

THE SUBJECT PROPERTY IS LOCATED AT 1401 S. US HIGHWAY 81-287, DECATUR, TEXAS. (VARIANCE APPLICATION 2021-13—DOUG JORGENSEN, ON BEHALF OF OMSTAR, LLC)

Council member Carpenter moved to approve the variance as presented. Council member Allen seconded the motion. The motion passed unanimously.

4. **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, 5-0.)

A. **PP2021-06** CONSIDER AND TAKE ACTION REGARDING A REQUEST TO PRELIMINARY PLAT LOT 1, BLOCK 1, DECATUR WASTE MANAGEMENT ADDITION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS BEING AN APPROXIMATE 21.26-ACRE TRACT OF LAND IN THE S. PERRIN SURVEY, ABSTRACT NO. 684 AND THE A.G. HARRIS SURVEY, ABSTRACT NO. 375, 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 PP2021-06—MR. GREG HALL, ON BEHALF OF CITY OF DECATUR)

B. **FP2021-06** CONSIDER AND TAKE ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK 1, DECATUR WASTE MANAGEMENT ADDITION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS BEING AN APPROXIMATE 21.26-ACRE TRACT OF LAND IN THE S. PERRIN SURVEY, ABSTRACT NO. 684 AND THE A.G. HARRIS SURVEY, ABSTRACT NO. 375, 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 FP2021-06—MR. GREG HALL, ON BEHALF OF CITY OF DECATUR)

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

C. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD SEPTEMBER 27, 2021.

D. CONSIDER APPROVAL OF BILLS AND INVOICES FOR SEPTEMBER 2021.

Council member Allen moved to approve the consent agenda as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

5. DISCUSS AND TAKE ACTION REGARDING A FINAL LIST OF BOND PROJECTS, TIMING, PROCEDURES, METHOD OF FINANCING AND RELATED MATTERS; PROVIDE NECESSARY DIRECTION TO STAFF.

No action taken.

END PLANNING AND ZONING REPORT

6. CONSIDER AND TAKE ACTION ON AN INTERLOCAL AGREEMENT BETWEEN WISE COUNTY AND THE CITY OF DECATUR FOR FIRE PROTECTION AND FIRST RESPONDER SERVICES FOR FISCAL YEAR 2021-2022 AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT.

Council member Hilton moved to approve the interlocal agreement and authorize Mayor McQuiston to execute the agreement. Council member Hayes seconded the motion. The motion passed unanimously.

7. CONSIDER NOMINATIONS FOR WISE COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS FOR A TWO YEAR TERM BEGINNING JANUARY 1, 2022.

No action taken.

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.

Convened into Executive Session at 7:42 p.m.

9. **EXECUTIVE SESSION** – IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ., THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

§ 551.074: Personnel Matters. Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: Evaluation of City Manager

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.

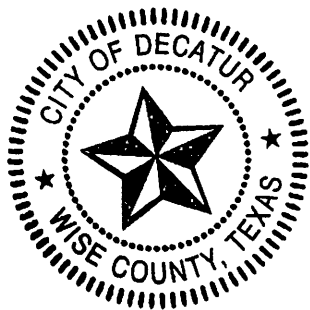
Reconvened into Regular Session at 9:23 p.m.

Council member Allen moved to approve the 2022 City Manager goals. Council member Carpenter seconded the motion. The motion passed unanimously.


10. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

There being no further business, Mayor McQuiston declared the meeting adjourned at 9:24 p.m.




Mike McQuiston, Mayor


Diane Cockrell, TRMC, CMC, City Secretary