



CITY OF DECATUR, TEXAS

WORKSHOP AND REGULAR - CITY COUNCIL MEETING

Decatur City Hall - 201 E. Walnut, Decatur, TX

January 23, 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

City Manager Report – Hear and discuss quarterly report by City Manager Nate Mara including relevant and follow-up discussion with Council and other staff.

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 TAKING ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, ON THE AMENDMENT TO APPENDIX “D,” “COMPREHENSIVE PLAN,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY, FOR AN APPROXIMATE 16.65 ACRES OF LAND LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS, AND AN APPROXIMATE 0.646 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF DEER PARK ROAD, AND AN APPROXIMATE 0.29 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF WEST THOMPSON STREET AND ADJACENT TO DEER PARK ROAD AND THOMPSON STREET, DECATUR, TEXAS, FROM TRADITIONAL NEIGHBORHOOD (TN) LAND USE DESIGNATION TO ACTIVITY CENTER (AC) LAND USE DESIGNATION. THE PROPERTY, MORE COMMONLY REFERRED TO AS BISHOP HEIGHTS, IS LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET, DECATUR, TEXAS. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION CP2022-07—MR. LOU CHRISTOPHER, ON BEHALF OF NS MF PARTNERS – DECATUR LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) ORDINANCE 2023-01-01**
2. CONSIDER TAKING ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, ON AN AMENDMENT TO APPENDIX “D,” “COMPREHENSIVE PLAN,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY, FOR AN APPROXIMATE 7.89 ACRES OF LAND LOCATED SOUTH OF CHARLES ST., WEST OF HATCHER ST., NORTH OF W. THOMPSON ST. AND 427.8’ EAST OF S. STATE ST. ALONG E. CHARLES ST. AND 278.9’ EAST OF STATE ST. ALONG W. THOMPSON ST., DECATUR, TEXAS, AND AN APPROXIMATE 0.235 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST CHARLES ST., AND AN APPROXIMATE 0.2 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF SOUTH HATCHER ST., AND AN APPROXIMATE 0.278 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST THOMPSON ST., DECATUR, TEXAS, FROM COMPACT NEIGHBORHOOD (CN) LAND USE DESIGNATION TO PROFESSIONAL SERVICE AND LIGHT INDUSTRIAL (PSLI) LAND USE DESIGNATION. THE PROPERTY IS MORE COMMONLY REFERRED TO AS 1601 S. CHURCH STREET, DECATUR, TEXAS. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION CP2022-08—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) ORDINANCE 2023-01-02**
3. CONSIDER TAKING ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, ON AN AMENDMENT TO APPENDIX “B,” “ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS, THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY, TO REZONE AN APPROXIMATE 7.89 ACRES OF LAND LOCATED SOUTH OF CHARLES ST., WEST OF HATCHER ST., NORTH OF THOMPSON ST. AND 427.8’ EAST OF S. STATE ST. ALONG E. CHARLES ST. AND 278.9’ EAST OF STATE ST. ALONG W. THOMPSON ST., DECATUR, TEXAS, AND AN APPROXIMATE 0.235 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST CHARLES STREET, AND AN APPROXIMATE 0.2 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF SOUTH HATCHER ST., AND AN APPROXIMATE 0.278 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST THOMPSON ST., DECATUR, TEXAS,

FROM A MF, MULTI-FAMILY RESIDENTIAL ZONING DISTRICT, TO A C-O, OFFICE ZONING DISTRICT. THE PROPERTY IS MORE COMMONLY REFERRED TO AS 1601 S. CHURCH STREET, DECATUR, TEXAS. **(ZONING CHANGE APPLICATION ZC2022-06—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) ORDINANCE 2023-01-03**

4. CONSIDER TAKING ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, ON AN AMENDMENT TO APPENDIX "B," "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A PUBLIC PARK LOCATED ON THE PROPERTY SOUTH OF CHARLES ST., WEST OF HATCHER ST., NORTH OF THOMPSON ST. AND 427.8' EAST OF S. STATE ST. ALONG E. CHARLES ST. AND 278.9' EAST OF STATE ST. ALONG W. THOMPSON ST., DECATUR, TEXAS, ON APPROXIMATELY 7.89 ACRES OF LAND. THE PROPERTY IS PROPOSED TO BE ADDRESSED AS 1601 S. CHURCH ST., DECATUR, TEXAS. **(SPECIFIC USE PERMIT APPLICATION SUP2022-03—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) ORDINANCE 2023-01-04**
5. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, SETTING PUBLIC HEARINGS FOR THE ANNEXATION OF AN APPROXIMATE 1.747 ACRE TRACT KNOWN AS THE RIGHT-OF-WAY OF COUNTY ROAD 4127 ADJACENT TO 3472 S US HIGHWAY 287; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICE OF SUCH PUBLIC HEARINGS PUBLISHED; DIRECTING THE PREPARATION OF A SERVICE PLAN; AND PROVIDING AND EFFECTIVE DATE. **RESOLUTION 2023-01-02**
6. CONSIDER AND TAKE APPROPRIATE ACTION FOR PARTICIPATION IN THE DEFEND YOUR DRAINS PROGRAM THROUGH NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT AND BECOMING A DROP OFF LOCATION FOR PROPERLY DISPOSING OF FATS, OILS AND GREASE AND PLACING A CONTAINER AT 201 AIRPORT ROAD AS THE RECYCLING LOCATION.
7. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A RESOLUTION ORDERING AND CALLING FOR A JOINT GENERAL ELECTION BETWEEN THE CITY OF DECATUR, THE DECATUR INDEPENDENT SCHOOL DISTRICT, AND WISE COUNTY WATER SUPPLY DISTRICT TO BE HELD ON MAY 7, 2023 FOR THE PURPOSE OF ELECTING THREE (3) COUNCIL MEMBERS: PLACE 2, PLACE 4 (SINGLE MEMBER GEOGRAPHICAL DISTRICTS) AND PLACE 6 (AT-LARGE) FOR TWO (2) YEAR TERMS EACH TO SERVE AS MEMBERS OF THE DECATUR CITY COUNCIL; AUTHORIZING THE MAYOR TO EXECUTE A JOINT ELECTION AGREEMENT WITH WISE COUNTY ELECTIONS OFFICE TO CONDUCT THE ELECTION; SETTING FORTH POLLING DATES, TIMES AND LOCATIONS FOR EARLY VOTING AND ELECTION DAY VOTING; PROVIDING FOR PUBLICATION OF NOTICES AS REQUIRED BY LAW AND PROVIDING PROCEDURES TO CONDUCT THE ELECTION IN ACCORDANCE WITH CITY CHARTER AND STATE LAW. **RESOLUTION 2023-01-01**
8. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A FRANCHISE AGREEMENT WITH WASTE CONNECTIONS LONE STAR, INC. FOR THE COLLECTION, HAULING AND DISPOSAL OF MUNICIPAL SOLID WASTE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.
9. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT BETWEEN THE CITY OF DECATUR, TEXAS AND SEDALCO, INC. FOR THE CONSTRUCTION OF THE NEW POLICE DEPARTMENT BUILDING.
10. CONSIDER AND TAKE APPROPRIATE ACTION ON A CONTRACT BETWEEN THE CITY OF DECATUR, TEXAS AND BRINKLEY SARGENT WIGINTON ARCHITECTS FOR ARCHITECTURAL SERVICES FOR THE CONSTRUCTION OF THE NEW POLICE DEPARTMENT.

11. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE QUARTERLY INVESTMENT REPORT.
12. **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:
PERSONNEL MATTERS. §551.074: TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE: PRESIDING MUNICIPAL JUDGE CONTRACT.
13. 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.
14. 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 Thursday, January 19, 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.**