

**MINUTES OF THE  
CITY COUNCIL MEETING  
Monday, January 9, 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. Blakely and Jesslyn Taylor led the pledge. Mayor McQuiston presented a certificate of appreciation. Those present included: Mayor Mike McQuiston, Councilmembers: Eddie Allen, Will Carpenter, Jake Hayes, Darlene Hilton, and Melinda Reeves. Councilmember Debra Jackson was absent. Staff members present: City Manager Nate Mara, Fire Chief Deroy Bennett, Assistant Fire Chief Joe Boyd, Fire Prevention Captain Chris Mercer, 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 Business Manager Tim Hightshoe, Main Street Director Frieda Lasater, Library Director Dawn Wilbert Planning Director Dedra Ragland, Planning Coordinator Cheryl Fuss, City Secretary Asucena Garcia, 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, Library, Main Street and Police Department

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.***

**Public Hearing Items:**

1. **CP2022-07** 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 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.)**

First reading held.

2. **CP2022-08** 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 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.)**

First reading held.

3. **ZC2022-06** 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 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.)**

First reading held.

4. **SUP2022-03** 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 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.)**

First reading held.

**Non-Public Hearing Items:**

5. **V2022-19** HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTIONS 15-6(A)1, 15-6(A)17 AND 15-6(A)18. SPECIFICALLY, APPLICANT IS SEEKING TO ADVERTISE OFF-PREMISES ON AN EXISTING CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGN (CEVMS) HIGHWAY POLE SIGN ALONG US HIGHWAY 380 BYPASS ACCESS ROAD TO US HIGHWAY 81-287. THE SUBJECT PROPERTY IS GENERALLY LOCATED AT 601 N. US HIGHWAY 81-287, DECATUR, TEXAS. **(VARIANCE APPLICATION V2022-19—BRYAN BROWN, ON BEHALF OF DYNASTY OVERHEAD DOOR)**

Planning Director Ragland informed Council: On March 23rd, 2020, Council granted approval of sign variance V2020-02 to allow a CEVMS with the condition that off premises advertising would strictly be prohibited. In May 2020, code enforcement received a complaint Mr. Brown was advertising off premise businesses on his sign. Ms. Ragland further explained; while we understand signage is necessary to provide visibility and ease to its customers. If the property owner is allowed to have off premise advertisement, the sign could pose a distraction to travelers along a busy thoroughfare and one that is already impeded by slow moving large 18 wheeler trucks. In addition, a precedence could be set. The intent of the sign regulations is not only to meet technical requirements, but to ensure that safety and esthetic concerns are addressed as well. As we've stated previously, signs do have three general purposes to direct, inform and promote current business with the business that it should be promoting is where the sign is located. The signage should help to maintain a safe environment by providing necessary information to patrons and travelers. Off premises advertising can be a visual distraction. The interpretation of the provisions in this ordinance will not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions. Again, the applicant has the ability to advertise and promote for his business.

Brian Brown addressed Council stating he wants to be able to advertise not only to grow his business but also to have a community board. "I'm trying to grow my business and I want to let you know, I want to get this thing going".

Councilmember Reeves informed Mr. Brown, the city is in the process of updated ordinances, including the sign ordinance.

City Attorney Liston advised that a variance would not be an appropriate vehicle in this instance because the ordinance explicitly prohibits off premise signs and advised Council not to take any action on a variance request. If Council wants to allow this this type of activity with signs that should be decided through the sign ordinance, not through a variance.

No action taken.

6. **CONSENT AGENDA** – ALL CONSENT AGENDA ITEMS LISTED ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY 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.

- A. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD DECEMBER 12, 2022, AND DECEMBER 19, 2022.
- B. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR DECEMBER 2022.
- C. CONSIDER AND TAKE APPROPRIATE ACTION ON A STANDARD AGREEMENT TO BE USED FOR THE LEASING OF OFFICE SPACE AT THE DECATUR MUNICIPAL AIRPORT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT WITH LESSEES ON BEHALF OF THE CITY OF DECATUR.

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

- 7. CONSIDER AND TAKE APPROPRIATE ACTION ON A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DECATUR AND WISE HEALTH SYSTEM AND AUTHORIZE THE CITY MANAGER TO PARTICIPATE IN THE UNITE US NETWORK AND EXECUTE THE AGREEMENT.

Jordan Holzbog with WHS informed Council; 10% of Wise County lives in poverty, 21% of adults are uninsured, and 45% of adults are obese. 14% of households have at least 1 of 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities. Through this program participants will be able to coordinated referrals for health and social services for the residents of Decatur. An annual fee of \$500 will be paid. Councilmember Hayes moved to approve participation in the Unite US Network as presented. Councilmember Allen seconded the motion. The motion passed unanimously.

- 8. CONSIDER AND TAKE APPROPRIATE ACTION ON A CONTRACT OF SERVICE BETWEEN WISE COUNTY AND THE DECATUR PUBLIC LIBRARY FOR SERVICES AS A COUNTY LIBRARY 2022-2023 AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT.

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

- 9. 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.

- 10. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

#### ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 7:08 p.m.

APPROVED:

  
Mike McQuiston, Mayor



ATTEST:

  
Asucena Garcia, TRMC, City Secretary