

**MINUTES OF THE
CITY COUNCIL MEETING
Monday, January 23, 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. Dawnelle Porter led the pledge. Those present included: Mayor Mike McQuiston, Councilmembers: Eddie Allen, Will Carpenter, Jake Hayes, Darlene Hilton, Debra Jackson, and Melinda Reeves. Staff members present: City Manager Nate Mara, Fire Chief Deroyn Bennett, Fire Prevention Captain Chris Mercer, Police Chief Delvon Campbell, EDC Executive Director Kevin Holtzboog, Chief Building Official Wayne Smith, Public Works/Airport 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, Customer Care Specialist Dawnelle Porter, 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

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 Deroyn 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 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**

Councilmember Hilton moved to approve the ordinance as presented. Councilmember Reeves seconded the motion. The motion passed 6-0-0.

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**

Councilmember Reeves moved to approve the ordinance as presented. Councilmember Hayes seconded the motion. The motion passed 6-0-0.

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**

Councilmember Hilton moved to approve the ordinance as presented. Councilmember Jackson seconded the motion. The motion passed unanimously.

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**

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

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**

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

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.

Councilmember Reeves moved to approve participation in the Defend Your Drains Program. Councilmember Carpenter seconded the motion. The motion passed unanimously.

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**

Councilmember Hilton moved to approve the resolution as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

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.

Councilmember Hilton moved to approve and authorized City Manager Mara to execute the agreement. Councilmember Allen seconded the motion. The motion passed unanimously.

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.

Councilmember Reeves moved to approve the contract pending legal review. Councilmember Carpenter seconded the motion. The motion passed unanimously.

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

Councilmember Carpenter moved to accept the quarterly investment report. Councilmember Hilton seconded the motion. The motion passed unanimously.

Mayor McQuiston presented a proclamation for National Burn Awareness Week.

Convened into executive session at 7:02 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:

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.

Reconvened into open session at 7:21 p.m.

No action taken.

12. 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.

13. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 7:21 p.m.

APPROVED:


Mike McQuiston, Mayor



ATTEST:


Asucena Garcia, TRMC, City Secretary