



# CITY OF DECATUR, TEXAS

## **\*\*AMENDED AGENDA**

### **CITY COUNCIL MEETING**

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

**August 14, 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](https://www.zoom.us/join) (MEETING/WEBINAR ID: 882 4164 2850 PASSCODE: 563791) 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.*

## **REGULAR MEETING 6:00 p.m.**

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1. DISCUSSION OF CITY OF DECATUR FISCAL YEAR 2023/24 PROPOSED BUDGET  
Specific items for discussion: 1) Property Tax Rate 2) 2023/24 Proposed Budget 3) Other.
2. CONSIDER AND SCHEDULE PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 2023/2024.
3. CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, APPROVING THE 2023 CERTIFIED PROPERTY TAX VALUES FOR THE CITY OF DECATUR, TEXAS; DESIGNATING AN OFFICER TO SUBMIT THE NO NEW REVENUE AND VOTER APPROVAL RATES TO THE CITY COUNCIL, THE SAME OFFICER BEING AUTHORIZED TO ALSO CERTIFY THE RATES WITH THE COMPTROLLER PRIOR TO PRESENTATION TO COUNCIL; AUTHORIZING THE OFFICER TO SUBMIT THE CERTIFIED PROPERTY TAX RATES TO THE TAX ASSESSOR COLLECTOR; AND PROVIDING AN EFFECTIVE DATE. **RESOLUTION R2023-08-16**
4. CONSIDER PROPOSING AN AD VALOREM TAX RATE FOR FISCAL YEAR 2023/2024, IF PROPOSED TAX RATE WILL EXCEED THE VOTER-APPROVAL TAX RATE OR THE NO-NEW-REVENUE TAX RATE, TAKE A RECORD VOTE AND SCHEDULE PUBLIC HEARING.

5. HEAR A REQUEST FROM THE DEVELOPERS OF THE VISTA PARK PLANNED DEVELOPMENT TO ENTER INTO A 380 AGREEMENT THAT WOULD ALLOW FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE (TIRZ) AND RECEIVE COUNCIL DIRECTION.

Public Hearing Items:

6. 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 THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR AN APPROXIMATE 89.64 ACRES OF PROPERTY LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET FROM SINGLE-FAMILY RESIDENTIAL, SF-2 TO TOWNHOUSE, TH TO ALLOW TOWNHOMES AND FROM COMMERCIAL C-2 TO COMMERCIAL C-1 FOR VISTA PARK PLANNED DEVELOPMENT. **(PLANNED DEVELOPMENT APPLICATION 2021-03—MR. JODY BOYD'S REQUEST ON BEHALF OF DECATUR VP, LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.) PD2023-01**
7. CONSIDER A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON A REQUEST TO FINAL PLAT LOT 1R, BLOCK 54, TARLETON ADDITION, BEING APPROXIMATELY A 0.25 ACRE TRACT OF LAND LOCATED EAST OF HOLMAN STREET AND SOUTH OF SHOEMAKER STREET IN THE CITY OF DECATUR, WISE COUNTY, TEXAS FOR PROPERTY LOCATED AT 301 SOUTH HOLMAN STREET. **(REPLAT APPLICATION RP2023-03—MR. TOMMY BURKS, ON BEHALF OF KATHERINE NOBLES) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.) RP2023-03**

Non Public Hearing Items

8. CONSIDER FIRST READING OF AN ORDINANCE TO GRANT SIGNATORY AND EXPENDITURE APPROVAL AUTHORITY TO THE CITY MANAGER FOR BUDGETED AMOUNTS LESS THAN \$50,000.00.
9. CONSIDER FIRST READING OF AN ORDINANCE CREATING A COUNCIL RELATIONS POLICY AND CODE OF ETHICS AND PROVIDING AN EFFECTIVE DATE.
10. DISCUSS AND CONSIDER A RESOLUTION ACCEPTING A REQUEST FOR ANNEXATION FROM WISE COUNTY FOR AN APPROXIMATE 2.183 ACRE TRACT KNOWN AS A PORTION OF THE RIGHT-OF-WAY OF OLD DENTON ROAD GENERALLY BETWEEN THE 1400 BLOCK THROUGH THE 1600 BLOCK OF OLD DENTON ROAD; SETTING A DATE, TIME, AND PLACE FOR PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF DECATUR, TEXAS; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE PUBLISHED NOTICE OF SUCH PUBLIC HEARINGS; AND AUTHORIZING AND DIRECTING CITY STAFF TO PREPARE A SERVICE PLAN. **RESOLUTION R2023-08-19**
11. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION ESTABLISHING A RECORDS MANAGEMENT PLAN FOR THE CITY OF DECATUR, TEXAS, ESTABLISHING POLICIES AND PROCEDURES CONSISTENT WITH THE LOCAL GOVERNMENT RECORDS ACT. **RESOLUTION R2023-08-17**
12. **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. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0, CHAIRMAN LEMOND ABSENT.)**
  - A. CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT OF AN APPROXIMATE 102.391-ACRE TRACT OF LAND TO CREATE PHASE 1, PALOMA

TRAILS LOCATED AT THE INTERSECTION OF U.S. HIGHWAY 380 AND BUSINESS U.S. 380, WISE COUNTY, TEXAS, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS. **(FINAL PLAT APPLICATION 2023-04—MR. TODD WINTTERS, ON BEHALF OF JAMES KNAPP, DARCY KNAPP FRICKS AND ET AL SHELLY KNAPP) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.) FP2023-04**

- B. **\*\*CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT OF AN APPROXIMATE 37.515-ACRE TRACT OF LAND TO CREATE 150 LOTS LOCATED EAST OF DEER PARK ROAD AND NORTH OF WEST THOMPSON STREET IN THE CITY OF DECATUR, WISE COUNTY, TEXAS FOR VISTA PARK PLANNED DEVELOPMENT, PHASE 1A. (FINAL PLAT APPLICATION 2023-02—MR. JODY BOYD, ON BEHALF OF DECATUR VP, LLC) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) FP2023-02**

**CONSENT AGENDA VOTE WILL INCLUDE THE FOLLOWING REGULAR COUNCIL CONSENT ITEMS:**

- C. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR JULY 2023.
- D. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD JULY 10, 2023, AND JULY 24, 2023.
- E. CONSIDER AND TAKE ACTION ON A REQUEST FOR THE EIGHTER FROM DECATUR BIKE RALLY, SEPTEMBER 16, 2023. CLOSING THE 100 BLOCKS OF STATE AND MAIN STREET FROM 5:00 A.M. TO 2:00 P.M., THE PROCEEDS WILL BENEFIT RAQUEL'S WINGS.

13. **\*\*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:

**CONSULTATION WITH ATTORNEY. §551.071:** TO CONSULT WITH THE CITY'S ATTORNEY ON A MATTER OF PENDING OR CONTEMPLATED LITIGATION: CONTEMPLATED EMINENT DOMAIN PROCEDINGS FOR ROADWAY NECESSARY FOR PUBLIC ACCESS TO RESIDENTIAL AREA.

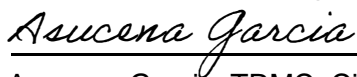
14. **\*\*RECONVENE INTO OPEN SESSION** – IN ACCORDANCE WITH TEXAS GOVERNMENT CODE CHAPTER 551, THE CITY COUNCIL WILL RECONVENE INTO REGULAR SESSION TO CONSIDER ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

15. 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.

16. 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 Friday, August 11, 2023, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.



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.**