



CITY OF DECATUR, TEXAS

SECOND - CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
November 27, 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.

SECOND REGULAR MEETING 6:15 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATIONS, RECOGNITION

1. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS ACCEPTING AND APPROVING A FINAL VISTA PARK PUBLIC IMPROVEMENT DISTRICT NO. 1 SERVICE AND ASSESSMENT PLAN, INCLUDING THE IMPROVEMENT AREA #1 ASSESSMENT ROLL; MAKING A FINDING OF SPECIAL BENEFIT TO PROPERTY WITHIN IMPROVEMENT AREA #1 OF THE VISTA PARK PUBLIC IMPROVEMENT DISTRICT NO. 1; LEVYING SPECIAL ASSESSMENTS AGAINST SUCH PROPERTY AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS LEVIED AGAINST IMPROVEMENT AREA #1 ASSESSED PROPERTY, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED.
2. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF DECATUR, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023 (VISTA PARK PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1 PROJECT); APPROVING AND AUTHORIZING RELATED AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

3. CONSIDER AND ACT UPON A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES – VISTA PARK PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #2, AN AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES – VISTA PARK PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3, AND AN AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES – VISTA PARK PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #4 AND RESOLVING OTHER RELATED MATTERS INCIDENT THERETO.
4. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A WAIVER REQUEST BY OWNERS TODD MCCARLEY AND DEREK MCCARLEY AND DEVELOPER DECATUR MC, LLC REGARDING THE MEADOW CREEK DEVELOPMENT TO SUBMIT A PUBLIC IMPROVEMENT DISTRICT (PID) CREATION DOCUMENT BY DECEMBER 1, 2024.
5. CONSIDER AND TAKE ACTION ON AN AMENDMENT TO THE PERFORMANCE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT OF THE CITY OF DECATUR, TEXAS AND GT PRODUCTS, LLC, A TEXAS LIMITED LIABILITY COMPANY.
6. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE THE ALTERNATE EXPENSES RELATED TO THE CONSTRUCTION AND RENOVATION OF THE DECATUR PUBLIC LIBRARY.
7. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING 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 DOG TRAINING FACILITY IN A C-1, RESTRICTED BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.021 ACRES OF LAND LOCATED AT 307 W. MAIN ST. STE. B. **(SPECIFIC USE PERMIT APPLICATION 2023-06—MR. JUSTIN RIE, ON BEHALF OF HIGH BOOT HUNTING DOGS AND OBEDIENCE) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.) SUP2023-06 ORDINANCE 2023-11-35**
8. **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:
 - A. **§ 551.071: LEGAL ADVICE.** CONSULTATION WITH ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL ENTITY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER: TO RECEIVE LEGAL ADVICE REGARDING CERTAIN ESCROW ACCOUNTS.
 - B. **§ 551.074: PERSONNEL MATTERS.** DELIBERATION REGARDING THE APPOINTMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF PUBLIC OFFICER OR EMPLOYEE: CITY ATTORNEY.
 - C. **§ 551.074: PERSONNEL MATTERS.** DELIBERATION REGARDING THE APPOINTMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF PUBLIC OFFICER OR EMPLOYEE: CITY MANAGER.
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.

10. 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 Wednesday, November 22, 2023, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Asucena Delgado
Asucena Delgado, 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.**