

**MINUTES OF THE
CITY COUNCIL MEETING
Monday, February 27, 2023 at 6:00 p.m.**

Regular meeting of the Decatur City Council was called to order by Mayor McQuiston at 6:00 p.m. Mayor McQuiston declared a moment of silence. Mayor McQuiston led the pledge. Those present included: Mayor Mike McQuiston, Council members: Eddie Allen, Jake Hayes, Darlene Hilton, and Melinda Reeves. Council members Will Carpenter and Debra Jackson were 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, EDC Executive Director Kevin Holtzbog, Assistant Public Works Director Joe Guinn, Public Works Executive Administrative Assistant Katherine Griffith, Planning Director Dedra Ragland, Planning Coordinator Cheryl Fuss, Conference Center Director Carla Johnson, Main Street Director Frieda Lasater, Finance Director Ana Cañada, City Secretary Asucena Garcia, Attorney Pam Liston and Austin Jackson representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith.

REGULAR MEETING 6:00 p.m.

1. RECEIVE OUTSIDE AUDIT REPORT FOR FISCAL YEAR 2021-2022 AND TAKE APPROPRIATE ACTION TO AUTHORIZE DISTRIBUTION.

Kevin Kemp of BKD, LLP presented the findings of the fiscal year audit for 2021-2022.

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$50,023,990 (net position). Of this amount, \$4,926,197 represents unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total restated net position increased \$2,749,999 from prior year. \$2,115,289 of this increase was attributed to governmental activities and an increase of \$634,710 was due to business-type activities.
- Effective October 1, 2021, the City adopted Governmental Accounting Standards Board Statement No. 87, Leases. Comparative information presented herein has not been restated for the adoption of GASB 87 because the basic financial statements present fiscal year 2022 only.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$37,156,565. Approximately 8 percent of this amount (\$3,146,358) is available for spending at the City's discretion (unassigned fund balance).
- At the end of the current fiscal year, unrestricted fund balance (the total of the assigned and unassigned components of fund balance) for the general fund was \$4,648,482, or approximately 35 percent of total general fund expenditures.
- The City's total outstanding long-term debt, excluding unamortized premiums, increased by \$29,760,103 during the current fiscal year because of a new bond issuance.

2. CONSIDER AND TAKE APPROPRIATE ACTION OF ALL MATTERS INCIDENT AND RELATED TO APPROVING A RESOLUTION ADOPTED BY THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE CITY OF DECATUR, TEXAS AUTHORIZING THE ISSUANCE OF THE "THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE CITY OF DECATUR, TEXAS SALES TAX REVENUE BONDS, TAXABLE SERIES 2023".

RESOLUTION 2023-02-06

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

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS RENAMING THE DECATUR CONFERENCE CENTER BOARDROOM (aka "CHISOLM SUITE D") TO THE "JEANNINE AND ROY EATON BOARDROOM"; AND PROVIDING AN EFFECTIVE DATE. **RESOLUTION 2023-02-07**

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

Mayor McQuiston presented a plaque to Jeannine and Roy Eaton.

4. HEAR PRESENTATION FROM POLICE CHIEF CAMPBELL REGARDING PUBLIC SAFETY COMPUTER AIDED DISPATCH (CAD) AND RECOMMENDATION REGARDING COMPUTER INFORMATION SYSTEMS, INC. AND DIGITICKET TICKET-WRITING SYSTEM.

Police Chief Campbell made a presentation.

5. CONSIDER AND TAKE APPROPRIATE ACTION ON AN AGREEMENT BETWEEN THE CITY OF DECATUR AND COMPUTER INFORMATION SYSTEMS, INC. ("CIS") AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT

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

6. CONSIDER AND TAKE APPROPRIATE ACTION ON A GOVERNMENT LEASE PURCHASE AGREEMENT WITH AMERICAN NATIONAL LEASING COMPANY AND THE DECATUR AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

Councilmember Hilton moved to approve the lease purchase agreement as presented. Councilmember Hayes seconded the motion. The motion passed unanimously.

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, THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY, TO REZONE AN APPROXIMATE 0.344 ACRES OF LAND LOCATED AT 1001 S. TRENCHARD STREET, DECATUR, TEXAS, AND AN APPROXIMATE 0.133 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF EAST HALE STREET, AND AN APPROXIMATE 0.076 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF SOUTH TRENCHARD STREET, DECATUR, TEXAS, FROM A SF-2, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, TO A C-2, THOROUGHFARE BUSINESS ZONING DISTRICT. THE PROPERTY IS MORE COMMONLY REFERRED TO AS 1001 S. TRENCHARD STREET, DECATUR, TEXAS. **(ZONING CHANGE APPLICATION 2023-01—MR. JAKE HAYES, ON BEHALF OF PROPERTY OWNER WALTER CHARLES PITTS.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) ZC2023-01**

Councilmember Hayes filed an affidavit with the City Secretary and recused himself, leaving the dais at 7:09 p.m.

Councilmember Allen moved to approve the ordinance as presented. Councilmember Reeves seconded the motion. The motion passed 4-0-1 Councilmember Hayes abstained.

Councilmember Hayes returned to the dais after the motion passed.

8. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE PROVIDING 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 5.061 ACRES OF LAND LOCATED NORTH OF US HIGHWAY

380 BUSINESS AND BOTH EAST AND WEST OF VALCIK STREET, DECATUR, TEXAS, AND AN APPROXIMATE 0.873 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF WEST US HIGHWAY 380 BUSINESS, AND AN APPROXIMATE 0.092 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF SOUTH VALCIK STREET, DECATUR, TEXAS, FROM TRADITIONAL NEIGHBORHOOD (TN) AND PROFESSIONAL SERVICE AND LIGHT INDUSTRIAL (PSLI) LAND USE DESIGNATIONS TO COMMUNITY COMMERCIAL (CC) LAND USE DESIGNATION. THE PROPERTIES, MORE COMMONLY REFERRED TO AS 404 PARK WEST COURT, 405 PARK WEST COURT, 407 PARK WEST COURT, 408 PARK WEST COURT, 1700 W. US HIGHWAY 380 BUSINESS, 1606 W. US HIGHWAY 380 BUSINESS AND 408 VALCIK STREET, ARE LOCATED NORTH OF US HIGHWAY 380 BUSINESS AND BOTH EAST AND WEST OF VALCIK STREET, DECATUR, TEXAS. **(COMPREHENSIVE PLAN AMENDMENT APPLICATION 2023-01—MRS. BREANNA SMITH, ON BEHALF OF PROPERTY OWNERS MARK DUNCUM, DAVID FULLER, GARY SHELTON, DEBBIE HEARRELL, SUE ANN DENTON AND RON AND SUE WESTBROOK) (THE PLANNING AND ZONING COMMISSION RECOMMEND DENIAL 6-0. OPPOSITION TO THE ZONING CHANGE APPLICATION HAS REACHED 29.5%. PER SECTION 4.4.7.D. OF THE ZONING ORDINANCE, A FAVORABLE VOTE OF THREE-FOURTHS (3/4) OF ALL MEMBERS OF THE CITY COUNCIL IS REQUIRED TO APPROVE ANY CHANGE IN ZONING WHEN A WRITTEN PROTEST SIGNED BY THE OWNERS OF AT LEAST TWENTY (20) PERCENT OF EITHER (1) THE AREA OF THE LOTS OR LAND COVERED BY THE PROPOSED CHANGE; OR (2) THE AREA OF THE LOTS OR LAND IMMEDIATELY ADJOINING THE AREA COVERED BY THE PROPOSED CHANGE AND EXTENDING TWO HUNDRED (200) FEET FROM THE AREA, HAS BEEN FILED WITH THE CITY SECRETARY, AND MEETS ALL REQUIREMENTS OF SECTION 211 OF THE TEXAS LOCAL GOVERNMENT CODE. CP2023-01**

Mayor McQuiston postponed voting on this item till the March 13th Council meeting.

9. 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, THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY, TO REZONE AN APPROXIMATE 5.061 ACRES OF LAND LOCATED NORTH OF US HIGHWAY 380 BUSINESS AND BOTH EAST AND WEST OF VALCIK STREET, DECATUR, TEXAS, AND AN APPROXIMATE 0.873 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF WEST US HIGHWAY 380 BUSINESS, AND AN APPROXIMATE 0.092 ACRES OF LAND GENERALLY LOCATED TO THE CENTERLINE OF SOUTH VALCIK STREET, DECATUR, TEXAS, FROM OFFICE (C-O) ZONING DISTRICT TO THOROUGHFARE BUSINESS (C-2) ZONING DISTRICT. THE PROPERTIES, MORE COMMONLY REFERRED TO AS 404 PARK WEST COURT, 405 PARK WEST COURT, 407 PARK WEST COURT, 408 PARK WEST COURT, 1700 W. US HIGHWAY 380 BUSINESS, 1606 W. US HIGHWAY 380 BUSINESS AND 408 VALCIK STREET, ARE LOCATED NORTH OF US HIGHWAY 380 BUSINESS AND BOTH EAST AND WEST OF VALCIK STREET, DECATUR, TEXAS. THE COMMISSION RECOMMENDATION FOR THIS ITEM IS SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE REQUEST FOR THE PROPOSED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP AMENDMENT. **(ZONING CHANGE APPLICATION 2023-02—MRS. BREANNA SMITH, ON BEHALF OF PROPERTY OWNERS MARK DUNCUM, DAVID FULLER, GARY SHELTON, DEBBIE HEARRELL, SUE ANN DENTON AND RON AND SUE WESTBROOK) (THE PLANNING AND ZONING COMMISSION RECOMMEND DENIAL 6-0. OPPOSITION TO THE ZONING CHANGE APPLICATION HAS REACHED 29.5%. PER SECTION 4.4.7.D. OF THE ZONING**

ORDINANCE, A FAVORABLE VOTE OF THREE-FOURTHS (3/4) OF ALL MEMBERS OF THE CITY COUNCIL IS REQUIRED TO APPROVE ANY CHANGE IN ZONING WHEN A WRITTEN PROTEST SIGNED BY THE OWNERS OF AT LEAST TWENTY (20) PERCENT OF EITHER (1) THE AREA OF THE LOTS OR LAND COVERED BY THE PROPOSED CHANGE; OR (2) THE AREA OF THE LOTS OR LAND IMMEDIATELY ADJOINING THE AREA COVERED BY THE PROPOSED CHANGE AND EXTENDING TWO HUNDRED (200) FEET FROM THE AREA, HAS BEEN FILED WITH THE CITY SECRETARY, AND MEETS ALL REQUIREMENTS OF SECTION 211 OF THE TEXAS LOCAL GOVERNMENT CODE. PER SECTION 4.4.7.E. OF THE ZONING ORDINANCE, A VOTE OF THREE-FOURTHS (3/4) OF ALL MEMBERS OF THE CITY COUNCIL IS REQUIRED TO OVERRULE A RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION THAT A PROPOSED CHANGE TO A REGULATION OR BOUNDARY BE DENIED)
ZC2023-02

Mayor McQuiston postponed voting on this item till the March 13th Council meeting.

10. **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 A REQUEST BY DECATUR MAIN STREET PROGRAM FOR THE 2023 CRUISE NIGHTS EVENT ON THE COURTHOUSE SQUARE TO CLOSE THE 100 BLOCK OF STATE STREET, THE 100 BLOCK OF MAIN STREET, THE 100 BLOCK OF TRINITY STREET AND THE 100 BLOCK OF WALNUT STREET IN THE IMMEDIATE DOWNTOWN AREA FROM 4:00 TO 8:00 P.M. ON MAY 6TH, JUNE 3RD, SEPTEMBER 2ND AND OCTOBER 7TH.
 - B. CONSIDER AND TAKE ACTION ON A REQUEST BY DECATUR MAIN STREET PROGRAM FOR THE BOO BASH HALLOWEEN FESTIVAL SUNDAY, OCTOBER 29TH, 2023 FROM 3:00 TO 7:00 P.M. TO CLOSE THE 100 BLOCK OF TRINITY TO PECAN STREET, THE 100 BLOCK OF MAIN STREET, AND THE 100 BLOCK OF WALNUT STREET.
 - C. CONSIDER AND TAKE ACTION ON A REQUEST BY DECATUR MAIN STREET PROGRAM FOR THE GLITZY GIRLS TRAILER PARK SHOW AND FESTIVAL TO CLOSE THE 100 BLOCK OF STATE STREET, FRIDAY, APRIL 7TH TO APRIL 9TH AND TO CLOSE THE 100 BLOCK OF NORTH AND SOUTH TRINITY STREET TO PECAN, AND THE 100 BLOCK OF MAIN TO MARKET STREET, SATURDAY, APRIL 8TH FROM 6:00 A.M. TO 7:00 P.M.
 - D. CONSIDER AND TAKE ACTION ON A REQUEST BY TRINITY STREET COFFEE & COCKTAILS TO CLOSE MARKET STREET FOR A CRAWFISH BOIL SATURDAY, MARCH 25, 2023 FROM 3:00 P.M. TO 9:00 P.M.

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

11. 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.

12. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 7:12 p.m.

APPROVED:


Mike McQuiston, Mayor

ATTEST:


Asucena Garcia, TRMC, City Secretary

