



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
January 8, 2024
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/j/88241642850) (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

PRESENTATION or RECOGNITION

a. NATIONAL LAW ENFORCEMENT APPRECIATION DAY PROCLAMATION.

1. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A MASTER AGREEMENT WITH KIMLEY-HORN FOR THE 2024 IMPACT FEE UPDATE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.
2. CONSIDER AND TAKE APPROPRIATE ACTION TO AUTHORIZE NEWGEN STRATEGIES AND SOLUTIONS, LLC TO CONDUCT A WATER AND WASTEWATER RATE STUDY AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.
3. CONSIDER SECOND READING AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS REPEALING AND REPLACING ORDINANCE 2023-09-27 AMENDING THE CITY OF DECATUR SCHEDULE OF FEES; ADOPTING A NEW CITY OF DECATUR SCHEDULE OF FEES AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR NEW BUILDING INSPECTION FEES; AND PROVIDING AN EFFECTIVE DATE OF JANUARY 9, 2024. **ORDINANCE 2024-01-01**

4. CONSIDER FIRST READING OF AN ORDINANCE OF THE CITY OF DECATUR TO AUTHORIZE THE ISSUANCE OF CERTIFICATES OF OBLIGATION IN ONE OR MORE SERIES IN AN AMOUNT NOT TO EXCEED SIXTEEN MILLION DOLLARS (\$16,000,000) FOR THE PURPOSE OF PAYING CONTRACTUAL OBLIGATIONS TO BE INCURRED FOR: (I) CONSTRUCTING AND IMPROVING THE CITY'S WATER AND SEWER SYSTEM, INCLUDING THE ACQUISITION OF RIGHTS OF WAY THEREFOR, (II) CONSTRUCTING, IMPROVING AND EQUIPPING POLICE AND FIRE-FIGHTING FACILITIES, INCLUDING THE ACQUISITION OF LAND THEREFOR AND (III) PROFESSIONAL SERVICES RENDERED IN CONNECTION THEREWITH; SUCH CERTIFICATES TO BE PAYABLE FROM AD VALOREM TAXES AND A LIMITED PLEDGE OF THE NET REVENUES OF THE CITY'S WATER AND SEWER SYSTEM. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 271.049, (I) THE CURRENT PRINCIPAL AMOUNT OF ALL OF THE CITY'S OUTSTANDING PUBLIC SECURITIES SECURED BY AND PAYABLE FROM AD VALOREM TAXES IS \$33,520,000; (II) THE CURRENT COMBINED PRINCIPAL AND INTEREST REQUIRED TO PAY ALL OF THE CITY'S OUTSTANDING PUBLIC SECURITIES SECURED BY AND PAYABLE FROM AD VALOREM TAXES ON TIME AND IN FULL IS \$53,492,818.74; (III) THE ESTIMATED COMBINED PRINCIPAL AND INTEREST REQUIRED TO PAY THE CERTIFICATES OF OBLIGATION TO BE AUTHORIZED ON TIME AND IN FULL IS \$29,770,300; (IV) THE MAXIMUM INTEREST RATE FOR THE CERTIFICATES MAY NOT EXCEED THE MAXIMUM LEGAL INTEREST RATE; AND (V) THE MAXIMUM MATURITY DATE OF THE CERTIFICATES TO BE AUTHORIZED IS MARCH 1, 2054. **ORDINANCE 2024-01-02**

PUBLIC HEARING ITEMS:

5. 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 REZONE APPROXIMATELY 0.162 ACRES OF LAND LOCATED AT 401 EAST MULBERRY STREET FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (SF-2) TO A TWO-FAMILY RESIDENTIAL ZONING DISTRICT (2F). **(ZONING CHANGE APPLICATION 2023-08 MR. RYAN OWEN, ON BEHALF OF PROPERTY OWNER STAR FLOWER HOMES, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 6-0.) ZC2023-08**
6. HEAR PUBLIC COMMENTS, AND CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1R, BLOCK 4, PARKVIEW ADDITION, BEING APPROXIMATELY A 0.162 ACRE TRACT OF LAND LOCATED NORTH OF EAST MULBERRY STREET AND EAST OF NORTH CATES IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 401 EAST MULBERRY STREET. **(REPLAT APPLICATION 2023-06 MR. RYAN OWEN, ON BEHALF OF PROPERTY OWNER STAR FLOWER HOMES, LLC.) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.) RP2023-06**
7. **CONSENT AGENDA** – ALL CONSENT AGENDA ITEMS LISTED ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE RECOMMENDED IN 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.)**
- a. **PP2023-09** CONSIDER TAKING ACTION REGARDING A REQUEST TO PRELIMINARY PLAT LOT 1, BLOCK 1, STAR FLOWER HOMES ADDITION BEING A 0.22-ACRE TRACT IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NUMBER 857, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 1400 NORTH US HIGHWAY 81-287 BUSINESS.. **(PRELIMINARY PLAT APPLICATION 2023-09—MR. RYAN OWEN, ON BEHALF OF STAR FLOWER HOMES)**
- b. **FP2023-06** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK 1, STAR FLOWER HOMES ADDITION BEING A 0.22-ACRE TRACT IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NUMBER 857, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 1400 NORTH US HIGHWAY 81-287 BUSINESS. **(FINAL PLAT APPLICATION 2023-06—MR. RYAN OWEN, ON BEHALF OF STAR FLOWER HOMES)**

- c. **FP2023-07** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK 1, RESERVE AT DECATUR, BEING 3.584 ACRES AND PART OF BLOCKS 2 & 5, SUNSET HILL ADDITION, 20 FOOT ALLEY AND AUCTION STREET AND BEING SITUATED IN THE GEORGE M. VIGIL SURVEY, ABSTRACT NO. 857, CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 217 NORTH CHICO STREET. **(FINAL PLAT APPLICATION 2023-07—MR. DAVID GREER, ON BEHALF OF NORTEX AG PROPERTIES INC. AND E.W. MORAN LLC)**
- d. **PP2023-12** CONSIDER TAKING ACTION REGARDING A REQUEST TO PRELIMINARY PLAT LOTS 1-2, BLOCK 1, WALTHER ESTATES, A 16.6-ACRE TRACT OF LAND AND A 1.0-ACRE TRACT OF LAND IN THE D. MOSES SURVEY, ABSTRACT NUMBER 537, CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 1560 PRESKITT ROAD. **(PRELIMINARY PLAT APPLICATION 2023-12—MR. AND MRS. JAMES WALTHER)**
- e. **FP2023-08** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOTS 1-2, BLOCK 1, WALTHER ESTATES, A 16.6-ACRE TRACT OF LAND AND A 1.0-ACRE TRACT OF LAND IN THE D. MOSES SURVEY, ABSTRACT NUMBER 537, CITY OF DECATUR, WISE COUNTY, TEXAS, FOR PROPERTY LOCATED AT 1560 PRESKITT ROAD. **(FINAL PLAT APPLICATION 2023-08—MR. AND MRS. JAMES WALTHER)**
- f. **FP2023-09** CONSIDER TAKING ACTION REGARDING A REQUEST TO FINAL PLAT LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, DECATUR POLICE STATION, BEING A 7.89-ACRE TRACT OF LAND IN ALL OF BLOCKS 110 AND 118 AND PORTIONS OF CHURCH, SHORT AND TRINITY STREETS, SOUTH DECATUR ADDITION, IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, LOCATED AT 1601 SOUTH CHURCH STREET. **(FINAL PLAT APPLICATION 2023-09—CHIEF OF POLICE DELVON CAMPBELL, ON BEHALF OF CITY OF DECATUR)**
- g. CONSIDER TAKING ACTION TO APPOINT LISA ESTRADA-PERDUE TO FILL THE VACANT ALTERNATE (ZONING) BOARD OF ADJUSTMENT SEAT, IF APPOINTED HER TERM WILL EXPIRE OCTOBER 2025.

END PLANNING AND ZONING REPORT - CONSENT AGENDA VOTE WILL INCLUDE THE FOLLOWING REGULAR COUNCIL CONSENT ITEMS:

- h. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR DECEMBER 2023.
 - i. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD DECEMBER 11, 2023 AND DECEMBER 18, 2023
8. 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.
9. 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 January 5, 2024, 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.**

201 E. Walnut ★ P.O. Box 1299 ★ Decatur, TX 76234 ★ (940) 393-0200 Voice ★ (940) 393-0201 Fax