



***AMENDED CITY COUNCIL MEETING**
Decatur City Hall - 201 E. Walnut, Decatur, TX
October 14, 2024

AND VIA VIDEOCONFERENCE/TELECONFERENCE

Videoconferencing is being used to allow the public and staff to attend 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: 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 BEGINNING OF THE MEETING**, when the Mayor calls for public comment, you will be recognized by 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 the speaker's name and address and must identify the agenda item number for which the speaker would like to speak. A card must be submitted to Asucena Delgado, 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 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 period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate the speaker's comments regarding the posted agenda item for which the request to speak was filed.

WORKSHOP 5:30 p.m.

QUARTERLY DEPARTMENT REPORTS

- A. **Conference Center** report by Conference Center Director Carla Johnson, including quarterly overview of activities and finances and backup and follow-up discussion with Council and other staff.
- B. **Library** report by Library Director Dawn Wilbert, including quarterly overview of activities and finances and backup follow-up discussion with Council and other staff.
- C. **Police Department** report by Police Chief Delvon Campbell, including quarterly overview of activities and finances and backup and follow-up discussion with Council and other staff.
- D. **Main Street** report by Main Street Director, Frieda Lasater including relevant information and follow-up discussion with Council and other staff.

REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATIONS, RECOGNITION

1. 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 rather than to individual members, and no action will be taken by the Council.

2. CONSIDER AND TAKE APPROPRIATE ACTION ON A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS DESIGNATING THE DECATUR CONFERENCE CENTER GREAT HALL TO THE "MAYOR ROBERT "BOBBY" WILSON GREAT HALL"; AND PROVIDING AN EFFECTIVE DATE. **RESOLUTION R2024-10-19**
3. HEAR PRESENTATION FROM KIMLEY-HORN AND ASSOCIATES REGARDING UPDATE TO WATER AND WASTEWATER INFRASTRUCTURE INCLUDING NEEDS FOR NEW PROCESSES, EXPANSION, AND ADDITIONS.

PUBLIC HEARING ITEM: SI2024-01 Open Hearing at: _____ Close Hearing at: _____

4. CONSIDER FIRST READING OF AN ORDINANCE AND A PUBLIC HEARING GIVING ALL INTERESTED PERSONS THE RIGHT TO APPEAR AND BE HEARD ON AN ORDINANCE AMENDING THE CODE OF ORDINANCES IN APPENDIX B — "ZONING," ARTICLE 6 "USE REGULATIONS," SECTION 6.1 "USE CHART," SUBSECTION 6.1.2 "ALLOWED USES AND PERMIT REQUIREMENTS," TABLE 7 "PERMITTED USE CHART," TO ALLOW: SMOKE OR VAPE SHOPS WITH A SPECIFIC USE PERMIT IN C-1 AND C-1A ZONING DISTRICTS; TATTOO OR BODY PIERCING STUDIOS WITH A SPECIFIC USE PERMIT IN THE C-O, C-1, AND C-1A ZONING DISTRICTS; AND SMOKE OR VAPE SHOPS AND TATTOO OR BODY PIERCING STUDIOS BY RIGHT IN C-2, LI, HI, AND PD ZONING DISTRICTS. **(STAFF INITIATED APPLICATION 2024-01—CITY OF DECATUR) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, 5-0, CHAIRMAN LEMOND AND VICE-CHAIRMAN KLOSE ABSENT.) ORDINANCE 2024-10-29**
5. CONSIDER AND TAKE APPROPRIATE ACTION ON A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS SETTING FORTH THE RULES, PROCEDURES, AND DUTIES FOR THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE (CIAC) IN COMPLIANCE WITH CHAPTER 395 OF THE LOCAL GOVERNMENT CODE. **RESOLUTION R2024-10-20**
6. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION SETTING A PUBLIC HEARING DATE FOR NOVEMBER 25, 2024, AT 6:00 P.M. ON LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENTS PLAN.
7. CONSIDER AND TAKE APPROPRIATE ACTION ON A GOVERNMENT LEASE PURCHASE AGREEMENT WITH AMERICAN NATIONAL LEASING COMPANY AND THE DECATUR PUBLIC WORKS DEPARTMENT TO LEASE A 2024 GMC 2500 TRUCK IN THE AMOUNT OF \$61,140.98 AND A 2024 CHEVROLET 3500 TRUCK IN THE AMOUNT OF \$59,377.00 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.
8. CONSIDER AND TAKE APPROPRIATE ACTION TO ISSUE A BID REQUEST TO INSTALL, REPLACE, AND RELOCATE THE AUTOMATED WEATHER OBSERVATION SYSTEM (AWOS) AT THE DECATUR MUNICIPAL AIRPORT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS.
9. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND PARK PROJECT REQUEST FROM THE DECATUR ECONOMIC DEVELOPMENT CORPORATION FOR FUNDING IN THE AMOUNT OF \$100,000 TO BE APPLIED TO THE PROJECT COST FOR THE RENOVATION OF THE BALLFIELD AT HARMON PARK AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS.
10. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A REAL ESTATE SALES CONTRACT WITH DOUBLE CREEK CAPITAL, LTD TO ACQUIRE THE LAND TO BUILD THE FIRE STATION NO. 2 INCLUDING EARNEST MONEY IN THE AMOUNT OF \$20,000.00 AND A TOTAL

PURCHASE PRICE NOT TO EXCEED \$1,089,000.00 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS.

11. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE ARCHITECT'S CONTRACT FOR FIRE STATION NO. 2 FOR ARCHITECTURAL DESIGN SERVICES WITH HOEFER WELKER, LLC IN THE AMOUNT OF \$1,167,055.00 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS.
12. ****CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE THE FIRST AMENDMENT TO THE VISTA PARK DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DECATUR, TEXAS, AND DECATUR VP, LLC TO ALLOW FOR CONSTRUCTION OF THE THOMPSON STREET IMPROVEMENTS AND AUTHORIZE THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS.**
13. **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 APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD SEPTEMBER 9, 2024, AND SEPTEMBER 23, 2024.
 - b. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR SEPTEMBER 2024.
 - c. CONSIDER AND TAKE ACTION TO APPOINT DARLENE HILTON TO THE DECATUR CONFERENCE CENTER ADVISORY BOARD TO REPLACE CHRISTIE RHINE WITH A TERM TO EXPIRE MAY 31, 2026.
13. **EXECUTIVE SESSION** - In accordance with the Texas Government Code, Section 551.001, et seq., City Council will recess into Executive Session (closed meeting) to discuss the following:
 - A. PERSONNEL MATTERS (§ 551.074): TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE: CITY MANAGER AND CITY ATTORNEY.
 - B. ECONOMIC INCENTIVES (§ 551.087): TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO LIBERTAS DECATUR, LLP.
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 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, October 11, 2024, at 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 the 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.**