



CITY COUNCIL WORKSHOP AND MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
February 10, 2025

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: 882 4164 2850 PASSCODE:) or 563791 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

Police Department – report by Police Chief Delvon Campbell, including relevant information and follow-up discussion with Council and other staff.

Municipal Court – report by Court Administrator Lisset Caramantin, including relevant information and follow-up discussion with Council and other staff.

Fire Department – report by Fire Chief Deroy Bennett, including relevant and follow-up discussion with Council and other staff.

Finance – report by Jennifer Summers, Finance Director, including relevant and follow-up discussion with Council and other staff.

Planning – report by Senior Planner Lisa Hannon, including relevant information and follow-up discussion with Council and other staff.

Library – report by Library Director Dawn Wilbert, 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

AGENDA ITEMS

1. **CITIZENS COMMENTS AND ANNOUNCEMENTS.** (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 made to the Council rather than to individual members, and no action will be taken by the Council.
2. **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. **§ 551.087: DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS:** TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER ECONOMIC INCENTIVE TO LIBERTAS DECATUR, LP REGARDING NATURE CREEK RESERVE.
3. **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.
4. HOLD A PUBLIC HEARING TO CONSIDER TESTIMONY AND TAKE ACTION ON AN ORDINANCE ACCEPTING AND APPROVING A FINAL PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT 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 PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT; 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. **ORDINANCE 2025-02-04**

Open Public Hearing at: _____ **Close Public Hearing at:** _____

5. HOLD A PUBLIC HEARING TO CONSIDER TESTIMONY AND TAKE ACTION ON AN ORDINANCE ACCEPTING AND APPROVING A FINAL PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, INCLUDING THE MAJOR IMPROVEMENT AREA ASSESSMENT ROLL; MAKING A FINDING OF SPECIAL BENEFIT TO PROPERTY WITHIN THE MAJOR IMPROVEMENT AREA OF THE PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST SUCH PROPERTY AND ESTABLISHING A LIEN ON SUCH PROPERTY; AND PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS LEVIED AGAINST MAJOR IMPROVEMENT AREA ASSESSED PROPERTY, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED. **ORDINANCE 2025-02-05**

Open Public Hearing at: _____ **Close Public Hearing at:** _____

6. **RP2024-13** HEAR PUBLIC COMMENTS AND CONSIDER TAKING ACTION REGARDING A REQUEST REPLAT OF APPROXIMATELY 0.268 ACRES OF LAND LOCATED AT 204 S. STRATTON IN THE CITY OF DECATUR, WISE COUNTY, TEXAS. **(REPLAT APPLICATION**

2024-13—CAROL ANN CARSON) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL, 6-0, CONTINGENT UPON BOA'S ACTIONS AT THE JAN. 22, 2025, MEETING. BOA RECOMMENDED APPROVAL OF ALL THREE SPECIAL EXCEPTIONS UNANIMOUSLY)

Open Public Hearing at: _____ Close Public Hearing at: _____

7. **SUP-25-0001** 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 APPENDIX "B" "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW TO ALLOW PERMANENT MAKEUP APPLICATION, AS A SECONDARY USE, AND A TATTOO SHOP IN A C-1A, DOWNTOWN ZONING DISTRICT, ON APPROXIMATELY 0.523 ACRES OF LAND LOCATED AT 206 N. STATE STREET, SUITE 203. **(SPECIFIC USE PERMIT APPLICATION 25-0001—MS. MAGNOLIA BICKFORD, ON BEHALF OF MAGNOLIA ROSE AESTHETIC) (THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL 6-0) ORDINANCE 2025-02-08**

Open Public Hearing at: _____ Close Public Hearing at: _____

8. CONSIDER AND TAKE ACTION ON 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 2025 (PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 PROJECT); APPROVING AND AUTHORIZING RELATED AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. **ORDINANCE 2025-02-06**
9. CONSIDER AND TAKE APPROPRIATE ACTION ON 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 2025 (PALOMA TRAILS PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT); APPROVING AND AUTHORIZING RELATED AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. **ORDINANCE 2025-02-07**
10. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE INCREASING THE WATER AND WASTEWATER RATES FOR FIVE YEARS PER THE 2025 WATER AND WASTEWATER RATE STUDY, ESTABLISHING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE. **ORDINANCE 2025-02-03**
11. CONSIDER AND TAKE APPROPRIATE ACTION ON A GOVERNMENT LEASE PURCHASE AGREEMENT WITH AMERICAN NATIONAL LEASING COMPANY FOR A 2024 FORD F-350 FOR THE CITY OF DECATUR PUBLIC WORKS DEPARTMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.
12. CONSIDER AND TAKE APPROPRIATE ACTION TO ACCEPT THE QUARTERLY INVESTMENT REPORT.
13. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A DEVELOPMENT AGREEMENT WITH LIBERTAS, LP REGARDING A PROPOSED PLANNED DEVELOPMENT TO BE KNOWN AS NATURE CREEK RESERVE.
14. CONSIDER AND TAKE APPROPRIATE ACTION TO RESCIND RESOLUTION NO. R2025-01-04 WHICH SET FORTH THE DATES, TIMES, AND PLACES FOR PUBLIC HEARINGS ON A PROPOSED ANNEXATION OF AN APPROXIMATELY 125.3262 TRACT OF LAND LOCATED IN THE CITY'S ETJ IDENTIFIED AS THE SEWELL AND HULING TRACT LOCATED AT 1800 N. BUS 81/287 AND CONTEMPLATED TO BECOME NATURE CREEK RESERVE.

15. CONSIDER A REMEDIATION PLAN FOR 2002 DEER PARK ROAD AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A HOLD HARMLESS AGREEMENT WITH THE FIRST UNITED METHODIST CHURCH OF DECATUR, TEXAS.
16. **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 TO APPROVE THE MINUTES OF THE COUNCIL MEETINGS HELD JANUARY 13, 2025, AND JANUARY 27, 2025.
 - B. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR JANUARY 2025.
17. 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 Thursday, February 6, 2025, 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.**