



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
July 28, 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: 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.

REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

PROCLAMATION EDC BUSINESS OF THE MONTH.

AGENDA ITEMS

1. **CITIZENS COMMENTS AND ANNOUNCEMENTS.** Please complete a Speaker Registration Form before speaking. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on the agenda. Comments should be made to the Council rather than to individual members, and no action will be taken by the Council.

PUBLIC HEARING ITEMS:

OPEN PUBLIC HEARING: _____ CLOSE PUBLIC HEARING: _____

2. HOLD A PUBLIC HEARING REGARDING THE RECOMMENDATIONS OF THE CHARTER REVIEW COMMISSION FOR AMENDMENTS TO THE DECATUR CITY CHARTER.

NON-PUBLIC HEARING ITEMS:

3. FIRST READING OF AN ORDINANCE TO ADOPT THE RECOMMENDATIONS OF THE CHARTER REVIEW COMMISSION FOR AMENDMENTS OF THE CITY CHARTER TO BE PLACED ON THE BALLOT FOR THE NOVEMBER 4, 2025, ELECTION. **ORDINANCE 2025-08-25**
4. DISCUSS AND TAKE ACTION TO APPROVE THE CITY MANAGER TO MOVE FORWARD WITH THE NEXT CERTIFICATE OF OBLIGATION (CO) BOND PROCESS.
5. DISCUSS AND TAKE ACTION TO APPROVE AN ADDENDUM TO THE CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT REGARDING FIRE STATION NO. 2 ENTERED INTO ON NOVEMBER 25, 2024, BETWEEN THE CITY OF DECATUR, TEXAS, AND KEY CONSTRUCTION TEXAS, LLC FOR PURPOSES OF IDENTIFYING THE GUARANTEED MAXIMUM PRICE (GMP) OF \$15,898,060.00.
6. DISCUSS AND TAKE ACTION TO APPROVE AN EXHIBIT A TO THE AGREEMENT REGARDING FIRE STATION NO. 2 ENTERED INTO ON JULY 8, 2024, BETWEEN THE CITY OF DECATUR, TEXAS, AND FITZPATRICK DESIGN CONSTRUCTION SERVICES GROUP, LLC (FDCS) TO APPROVE THE SECOND PHASE OF PROFESSIONAL SERVICES FOR CONSTRUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$373,983.00.
7. DISCUSS AND TAKE ACTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF DECATUR, TEXAS AND KIMLEY-HORN AND ASSOCIATES, INC. FOR CONTINUING PROFESSIONAL SERVICES IN THE AMOUNT OF \$413,000.00 RELATED TO THE NORTHSIDE DECATUR GRAVITY SEWER LINES – 30% DESIGN.
8. DISCUSS AND TAKE ACTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF DECATUR, TEXAS AND KIMLEY-HORN AND ASSOCIATES, INC. FOR CONTINUING PROFESSIONAL SERVICES IN THE AMOUNT OF \$4,125,000.00 RELATED TO THE NORTH 1.0 MGD WASTEWATER TREATMENT PLANT – 30% DESIGN.
9. DISCUSS AND TAKE ACTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF DECATUR, TEXAS AND KIMLEY-HORN AND ASSOCIATES, INC. FOR CONTINUING PROFESSIONAL SERVICES IN THE AMOUNT OF \$1,830,000.00 RELATED TO THE 3.0 MGD WATER TREATMENT PLAN EXPANSION – 30% DESIGN.
10. DISCUSS AND TAKE APPROPRIATE ACTION TO APPROVE A QUIT CLAIM DEED DEEDING THE SMALL PIECE OF LAND IN KING'S TERRACE NOT DEVELOPED AS A PARK BACK TO THE REX GAGE FAMILY.
11. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE CONTRACT RENEWAL WITH GOVWELL TECHNOLOGIES INC.
12. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION TO SUSPEND THE EFFECTIVE DATE FOR THE ONCOR RATE CHANGE. **RESOLUTION R2025-07-19**
13. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE THE SCHOOL RESOURCE OFFICER CONTRACT WITH DECATUR ISD.
14. ACCEPTANCE OF QUARTERLY INVESTMENT REPORT.
15. DISCUSS AND TAKE APPROPRIATE ACTION TO APPROVE AN INFILL PROCEDURE FOR CERTAIN UNDERUTILIZED, VACANT, OR BLIGHTED PROPERTIES.
16. 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.

- A. CONSIDER AND TAKE ACTION TO APPOINT WENDY SALAZAR TO THE LIBRARY BOARD.
- B. CONSIDER AND TAKE ACTION TO APPOINT BECKY RENSHAW LYLES TO REPLACE WAYNE STONE ON THE CEMETERY BOARD WITH A TERM TO EXPIRE MAY 31, 2026.
- C. CONSIDER AND TAKE ACTION TO APPROVE A REQUEST FROM THE COUNTY SEAT TO HOLD AN EVENT IN THE PARKING LOT BEHIND 107 S. TRINITY ON SEPTEMBER 12, 2025, FROM 6:00 P.M. TO 12:00 A.M. AND CLOSE THE 100 BLOCK OF MAIN STREET AND MARKET STREET FROM 8:00 A.M. TO 12:00 A.M.
- D. CONSIDER AND TAKE ACTION ON A REQUEST TO HOLD RAQUEL'S WINGS FOR LIFE 2025 BICYCLE EVENT SEPTEMBER 27, 2025, FROM 6:00 A.M. TO 2:00 P.M. AND TO CLOSE THE FOLLOWING STREETS FROM 12:00 A.M. TO 2:00 P.M. MAIN STREET FROM STATE STREET ON THE WEST END TO TRINITY STREET AND THE 100 BLOCK OF TRINITY STREET FROM WALNUT TO MAIN STREET.
- E. DEPARTMENT REPORTS:
 - PUBLIC WORKS
 - DEVELOPMENT SERVICES
 - LIBRARY
 - FINANCE

17. **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. **§ 551.072:** DELIBERATIONS ABOUT REAL PROPERTY. DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY.

18. **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.

19. 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, July 25, 2025, at 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Asucena Delgado

Asucena Delgado, City Secretary, TRMC, CMC

*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.**