



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
October 27, 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 (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 6:00 p.m.

(Or immediately following the TIRZ meeting)

CALL TO ORDER

QUARTERLY DEPARTMENT REPORTS

Public Works and Airport – Hear and discuss quarterly report by Public Works Director/Airport Manager Greg Hall, including relevant and follow-up discussion with Council and other staff.

Conference Center – report by Conference Center Director, Carla Johnson, including relevant information and follow-up discussion with Council and other staff.

Development Services – Hear and discuss quarterly report by Chief Building Official Wayne Smith including relevant 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.

REGULAR MEETING 6:30 p.m.

(Or immediately following the Workshop)

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

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 AT: _____ CLOSE PUBLIC HEARING AT: _____

2. CP-25-0003 – PUBLIC HEARING AND DISCUSSION REGARDING THE FIRST READING OF AN ORDINANCE TO AMEND THE CITY'S COMPREHENSIVE LAND USE MAP TO CHANGE THE FOLLOWING LAND USE DESIGNATIONS FROM ESTATE LIVING (EL) TO COMPACT NEIGHBORHOOD (CN) ON AN APPROXIMATELY 0.422-ACRE TRACT OF LAND SITUATED IN THE HD DONALD SURVEY, ABSTRACT NO. 1158, WISE COUNTY, TEXAS, AND BEING PART OF CALLED 1.205 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO AMERICAN TOWER MANAGEMENT, INC., RECORDED IN VOLUME 946, PAGE 311, DEED RECORDS OF WISE COUNTY, TEXAS. (PALOMA TRAILS)

OPEN PUBLIC HEARING AT: _____ CLOSE PUBLIC HEARING AT: _____

3. PD-25-0003 – PUBLIC HEARING AND DISCUSSION, AND REGARDING THE FIRST READING OF AN ORDINANCE TO AMEND THE CITY'S ZONING ORDINANCE AND OFFICIAL ZONING MAP TO CHANGE THE EXISTING ZONING DESIGNATION FROM EXTRATERRITORIAL JURISDICTION (ETJ) TO PLANNED DEVELOPMENT (PD) ON AN APPROXIMATELY 0.422-ACRE TRACT OF LAND SITUATED IN THE HD DONALD SURVEY, ABSTRACT NO. 1158, WISE COUNTY, TEXAS, AND BEING PART OF CALLED 1.205 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO AMERICAN TOWER MANAGEMENT, INC., RECORDED IN VOLUME 946, PAGE 311, DEED RECORDS OF WISE COUNTY, TEXAS. (PALOMA TRAILS)

OPEN PUBLIC HEARING AT: _____ CLOSE PUBLIC HEARING AT: _____

4. SI-25-0003 – PUBLIC HEARING AND DISCUSSION REGARDING THE FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, AMENDING APPENDIX "A," "DECATUR SUBDIVISION ORDINANCE," APPENDIX I – "DESIGN STANDARDS," CHAPTER 1. – "DESIGN CRITERIA," SECTION 107, "LANDSCAPE DESIGN," ADDING SUBSECTION 107.1.1 "DEFINITIONS," ADDING SUBSECTION 107.4.1 "PERMIT REQUIREMENTS," AND AMENDING SUBSECTION 107.6, "XERISCAPING REQUIREMENTS," PROVIDING FOR UPDATED REGULATIONS AND REQUIREMENTS RELATED TO XERISCAPING.

NON-PUBLIC HEARING ITEMS:

5. V-25-0003 – A VARIANCE REQUEST BY KEVIN HOLZBOG, ON BEHALF OF THE DECATUR ECONOMIC DEVELOPMENT CORPORATION (EDC), REQUESTING TO INSTALL A REAL ESTATE (FOR SALE) SIGN THAT IS FIFTEEN (15) FEET IN HEIGHT AND ONE HUNDRED SIXTY (160) SQUARE FEET IN AREA, WHICH EXCEEDS THE PERMITTED HEIGHT OF SIX (6) FEET, AND EXCEEDS THE PERMITTED MAXIMUM SIGN AREA OF THIRTY-TWO (32) SQUARE FEET. THE PROPOSED SIGN WILL BE LOCATED WITHIN THE INDUSTRIAL PARK, ON DECATUR EDC-OWNED PROPERTY, A-401 A HERNANDEZ, PARCEL ID 739553, DECATUR, TEXAS. THIS IS A VARIANCE TO THE DECATUR CODE OF ORDINANCES, CHAPTER 15, SECTION 15-22

(8)(A)(C). (DECATUR EDC)

6. CONSIDER AND TAKE ACTION TO APPROVE A WARRANTY DEED FROM TODD WINTTERS (PALOMA TRAILS) CONVEYING OWNERSHIP OF THE AMERICAN TOWER TRACT TO THE CITY OF DECATUR, TEXAS, AND DIRECTING THE CITY SECRETARY TO FILE THE DEED IN THE PROPERTY RECORDS OF WISE COUNTY.
7. EVENT ORDINANCE – DISCUSSION ITEM – DUE TO THEIR SIZE AND SPECIAL REQUIREMENTS, SOME GATHERINGS OR ORGANIZED ACTIVITIES MAY PLACE UNIQUE DEMANDS ON RESOURCES OR POSE A DANGER TO PUBLIC HEALTH, SAFETY, OR WELFARE. TO PROPERLY PLAN FOR THESE DEMANDS ON PUBLIC RESOURCES AND TO ENSURE THAT PUBLIC HEALTH AND SAFETY ARE PROTECTED, THE CITY MUST RECEIVE ADVANCE NOTICE OF THESE SPECIAL EVENTS. THE PROVISIONS OF THIS ARTICLE ARE INTENDED TO ADDRESS THOSE CONCERNS AND ARE NOT INTENDED TO PLACE AN UNNECESSARY BURDEN ON ANY INDIVIDUAL'S RIGHT TO ASSOCIATION OR FREEDOM OF EXPRESSION.
8. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE AN ORDINANCE TO ESTABLISH A SCHOOL ZONE TO REGULATE THE SPEED OF TRAFFIC ON MULBERRY STREET FROM APPROXIMATELY N. CHICO AVENUE TO N. LANE STREET FROM 7:00 AM TO 8:00 AM AND 2:30 PM TO 3:30 PM ON SCHOOL DAYS. **ORDINANCE 2025-10-35**
9. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, FOR THE CREATION OF THE WEST FORK PUBLIC UTILITY AGENCY. **ORDINANCE 2025-10-36**
10. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE AN ORDINANCE AMENDING SECTION 10-111, "MINIMUM PROPERTY STANDARDS," OF ARTICLE IV, "UNSAFE, DANGEROUS OR HAZARDOUS BUILDINGS AND STRUCTURES," OF CHAPTER 10, "NUISANCES," OF THE DECATUR CODE OF ORDINANCES TO PROVIDE ADDITIONAL MINIMUM STANDARDS FOR OCCUPIED DWELLINGS RELATED TO SEWER, WATER, AND ELECTRICITY. **ORDINANCE 2025-10-37**
11. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION TO FIND PUBLIC PURPOSE FOR THE ACQUISITION OF A SEWER EASEMENT EMINENT DOMAIN PROCEEDINGS TO CONNECT THE CITY'S WASTEWATER SYSTEM TO PHASE 1 OF THE NATURE CREEK RESERVE DEVELOPMENT. **RESOLUTION R2025-10-28**
12. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE AN ENGAGEMENT LETTER WITH BAKER MORAN DOGGETT MA & DOBBS LLP TO REPRESENT THE CITY OF DECATUR IN EMINENT DOMAIN PROCEEDINGS RELATED TO THE ACQUISITION OF A SEWER EASEMENT CONNECTING THE CITY'S WASTEWATER SYSTEM TO PHASE 1 OF THE NATURE CREEK RESERVE DEVELOPMENT.
13. CONSIDER AND TAKE APPROPRIATE ACTION TO AWARD A BID FOR CITY EMPLOYEE GROUP INSURANCE FOR THE ENROLLMENT PERIOD OF JANUARY 1, 2026, THROUGH DECEMBER 31, 2026, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS.
14. COUNCIL WILL REVIEW NONSUBSTANTIVE AND SUBSTANTIVE UPDATES TO THE PERSONNEL POLICY, NO ACTION IS REQUIRED ON NON-SUBSTANTIVE ITEMS. CHAPTER 3 CONTAINS PRIMARILY COMPENSATION RELATED ITEMS WHICH FALL TO THE AUTHORITY OF CITY COUNCIL. PERSONNEL POLICIES FOR REVIEW AND APPROVAL:
 - A. CHAPTER 3 SECTION 01 – COMPENSATION PLAN STRUCTURE
 - B. CHAPTER 3 SECTION 02 – MERIT PAY PLAN

- C. CHAPTER 3 SECTION 03 – STEP PAY PLAN
- D. CHAPTER 3 SECTION 04 – OVERTIME MANAGEMENT
- E. CHAPTER 3 SECTION 05 – COMPENSATORY TIME
- F. CHAPTER 3 SECTION 06 – FLEX TIME WORK SCHEDULE
- G. CHAPTER 3 SECTION 07 – ON CALL, CALL BACK PROVISIONS
- H. CHAPTER 3 SECTION 08 – NON-EXEMPT EMPLOYEES
- I. CHAPTER 3 SECTION 09 – EXEMPT EMPLOYEES
- J. CHAPTER 3 SECTION 10 – PROMOTIONS
- K. CHAPTER 3 SECTION 11 – CERTIFICATION PAY
- L. CHAPTER 3 SECTION 12 – EDUCATION PAY
- M. CHAPTER 3 SECTION 13 – BILINGUAL PAY
- N. CHAPTER 3 SECTION 14 – LONGEVITY PAY
- O. CHAPTER 3 SECTION 15 – AUTHORIZED PAYROLL DEDUCTIONS

15. CONDUCT FIRST READING OF AN ORDINANCE ACCEPTING AND APPROVING THE REINVESTMENT ZONE NUMBER ONE, CITY OF DECATUR, TEXAS, FINAL PROJECT AND FINANCE PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF DECATUR, TEXAS.
16. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE, AND RATIFY THE DECATUR ECONOMIC DEVELOPMENT CORPORATION'S (EDC) APPROVAL OF, AN ASSIGNMENT OF THE HOTEL DEVELOPMENT AGREEMENT AND THE ASSOCIATED 380 ECONOMIC DEVELOPMENT AGREEMENT, TRANSFERRING OBLIGATIONS AND BENEFITS FROM GATEHOUSE (FAIRFIELD INN) TO THE SUCCESSOR ENTITY OPERATING THE FAIRFIELD INN & SUITES DECATUR, FORMERLY KNOWN AS FAIRFIELD INN & SUITES AND AUTHORIZE THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS INCLUDING THE NOTICE OF SATISFACTION (RELATED TO DEED PROVISIONS UNDER THE ORIGINAL DEVELOPMENT AGREEMENT) AND THE RELEASE OF THE RIGHT OF REVERTER.
17. **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. FP-25-0006** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST TO FINAL PLAT APPROXIMATELY 5.831 ACRES OF LAND, BEING A REPLAT OF LOT 1R, BLOCK 1, SOUTH DECATUR BUSINESS PARK, CAB. D, SLIDE 509, O.P.R.W.C.T., DOC. NO. 201408820, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 1801 S TRINITY STREET. (**DECATUR OFFICE VILLAGE**)
- B. RP-25-0011** – CONSIDER AND TAKE ACTION TO REPLAT APPROXIMATELY 0.50 ACRES OF LAND, LOT 1R, BLOCK 15, RANGE “B” DEVEREUX ADDITION, BEING A REPLAT OF LOT 1 AND A PORTION OF LOT 2, BLOCK 15, RANGE “B” DEVERAUX ADDITION, SITUATED IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 100 S WASHBURN ST. (**CHAD HARVEY**)
18. **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. § 551.074: PERSONNEL MATTERS** – TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE: MUNICIPAL JUDGE EVALUATION.
19. **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.

20. 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 Tuesday, October 21, 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.**