



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
November 24, 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.

REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

EDC BUSINESS OF THE MONTH – MEDICAL CITY DECATUR

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.
2. **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. **§ 551.087: ECONOMIC DEVELOPMENT** – DISCUSSION OR DELIBERATION REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE, STAY, OR EXPAND IN OR NEAR THE CITY OF DECATUR AND WHICH THE CITY IS

CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS AND/OR TO DELIBERATE FINANCIAL OR OTHER INCENTIVES TO THE BUSINESS PROSPECT: ASSIGNMENT OF AGREEMENTS AND INCENTIVES PERTAINING TO THE HOTEL AT THE DECATUR CONFERENCE CENTER.

3. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE THE TERMINATION OF THE PERFORMANCE AGREEMENT BETWEEN THE DECATUR ECONOMIC DEVELOPMENT CORPORATION AND GATEHOUSE DECATUR OWNERSHIP, LLC.
4. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE ASSIGNMENTS OF THE HOTEL DEVELOPMENT AGREEMENT AND CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT REGARDING THE HOTEL AT THE DECATUR CONFERENCE CENTER WITH GATEHOUSE DECATUR OWNERSHIP, LLC TO SOUTH PLANO ENTERPRISE, LLC.
5. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RELEASE OF THE RIGHT OF REVERTER PERTAINING TO THE HOTEL AT THE DECATUR CONFERENCE CENTER.

PUBLIC HEARING ITEM:

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

6. **RP-25-0014** – PUBLIC HEARING, DISCUSSION, AND TAKE ACTION REGARDING AN APPLICATION TO REPLAT LOTS 2R-1, 2R-2, 3R-1, AND 3R-2, BLOCK 116, SOUTH DECATUR ADDITION, AND BEING REPLATS OF LOTS 2 – 3, BLOCK 116, SOUTH DECATUR ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS. **(CITY OF DECATUR)**
7. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE ADOPTING THE AMENDMENTS TO THE HOME RULE CHARTER APPROVED BY THE VOTERS AT THE SPECIAL ELECTION HELD ON NOVEMBER 4, 2025, DECLARING THE RESULTS OF THE SPECIAL ELECTION, AND PROVIDING FOR RECORDATION AND CERTIFICATION OF THE CHARTER AMENDMENTS AS REQUIRED BY STATE LAW. **ORDINANCE 2025-11-42**
8. CONSIDER AND TAKE APPROPRIATE ACTION ON A SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, AMENDING ORDINANCE 2025-09-33 REGARDING PLAT FEES IN THE SCHEDULE OF FEES. **ORDINANCE 2025-11-43**
9. CONSIDER AND TAKE APPROPRIATE ACTION TO RATIFY THE APPROVAL A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR BULLET RESISTANT COMPONENTS FOR THE LAW ENFORCEMENT VEHICLE PROJECT TO THE OFFICE OF THE GOVERNOR DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL. **RESOLUTION R2025-11-31**
10. COUNCIL WILL REVIEW NONSUBSTANTIVE AND SUBSTANTIVE UPDATES TO THE PERSONNEL POLICY, NO ACTION IS REQUIRED ON NON-SUBSTANTIVE ITEMS. CHAPTER 4 CONTAINS PRIMARILY BENEFIT RELATED ITEMS WHICH FALL TO THE AUTHORITY OF CITY COUNCIL. CHAPTER 4 PERSONNEL POLICIES FOR REVIEW AND APPROVAL OF CITY COUNCIL:
 - A. CHAPTER 4 SECTION 09 – HOLIDAYS
 - B. CHAPTER 4 SECTION 10 – PTO
 - C. CHAPTER 4 SECTION 11 – SICK LEAVE
 - D. CHAPTER 4 SECTION 12 – INSURANCE
 - E. CHAPTER 4 SECTION 13 – COBRA
 - F. CHAPTER 4 SECTION 14 – RETIREMENT

11. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A RESOLUTION OF THE CITY OF DECATUR, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT FOR THE PROFESSIONAL SERVICE PROVIDER SELECTION, KIMLEY-HORN AND ASSOCIATES, INC., TO APPLY FOR THE RESILIENT COMMUNITIES PROGRAM (RCP) GRANT, FUNDED AND ADMINISTERED THROUGH THE TEXAS GOVERNMENT LAND OFFICE (GLO), AND FURTHER AUTHORIZING THE CITY MANAGER TO PROCEED WITH THE PROCUREMENT PROCESS FOR PROFESSIONAL SERVICES TO ASSIST WITH THE GRANT AND RCP ACTIVITIES AND EXECUTE ALL RELATED DOCUMENTS IN CONNECTION WITH GRANT PARTICIPATION THROUGH ITS COMPLETION, INCLUDING A FUNDING AGREEMENT UPON AWARD OF A CONTRACT.
12. FIRST READING OF AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE NOS. 2024-05-10 AND 2010-04-07 REGARDING VEHICLE TOWING AND VEHICLE STORAGE FACILITIES AND PROVIDING FOR NEW PROVISIONS OF CHAPTER 13 OF THE CODE OF ORDINANCES, "TRAFFIC AND MOTOR VEHICLES," RELATED TO VEHICLE TOWING AND VEHICLE STORAGE FACILITIES REGULATION, FEES, AND PENALTIES.
13. **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. **RP-25-0012** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST FOR A REPLAT APPROXIMATELY LOT 15R, BLOCK 1, LIPSEY ADDITION, 0.55 ACRES OF LAND, SITUATED IN THE CITY OF DECATUR, AND BEING A REPLAT OF LOTS 14 AND 15, AND TO THE CENTERLINE OF A 20' ALLEY, BLOCK 1, LIPSEY ADDITION, CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 2806 S FM 51. **(GREAT ABODE INVESTMENTS, LLC)**
 - B. **FP-25-0007** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST FOR THE FINAL PLAT LOT 1, BLOCK 1, CHISOLM ADDITION, BEING 12.826 ACRES LOCATED IN THE CITY OF DECATUR, TEXAS, AND BEING OUT OF THE DAVID MOSES SURVEY, ABSTRACT NO. 537, AND THE JOHN C. BULLOCK SURVEY, ABSTRACT NO. 79, WISE COUNTY, TEXAS; ALSO KNOWN AS 1500 DEER PARK ROAD. **(CHISOLM TRAIL APARTMENTS)**
 - C. **FP-25-0008** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST FOR THE FINAL PLAT OF 102.489 ACRES SITUATED IN THE H.D. DONALD SURVEY, ABST. NO. 1158 AND JOHN C. LOGAN SURVEY, ABST. NO. 494, CITY OF DECATUR, WISE COUNTY, TEXAS. **(PALOMA TRAILS)**
14. 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, November 18, 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
201 E. Walnut ★ P.O. Box 1299 ★ Decatur, TX 76234 ★ (940) 393-0200 Voice ★ (940) 393-0201 Fax

§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.**