



CITY COUNCIL MEETING
Decatur City Hall - 201 E. Walnut, Decatur, TX
February 23, 2026
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)

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 ITEM:

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

2. **PD-25-0005 – PUBLIC HEARING AND DISCUSSION REGARDING THE FIRST READING OF AN ORDINANCE AMENDING ORDINANCE NO. 2023-06-16, AND APPENDIX B, "ZONING," OF THE CITY'S CODE OF ORDINANCES AND THE CITY'S OFFICIAL ZONING MAP TO PROVIDE FOR AMENDMENTS TO THE CURRENT ZONING REGULATIONS ON A TRACT OF APPROXIMATELY 47 ACRES, DEER PARK (AKA NOUVELLE TERRACE) PLANNED**

DEVELOPMENT, TO UPDATE THE PLANNED DEVELOPMENT'S DEVELOPMENT STANDARDS. (**NOUVELLE TERRACE**)

NON-PUBLIC HEARING ITEMS:

3. CONSIDER FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2026, CITY GENERAL ELECTION ELECTED TO OFFICE; CANCELING THE ELECTION IN THE CITY OF DECATUR FOR THE OFFICE OF MAYOR AND COUNCILMEMBER FOR PLACES 1, 3, AND 5; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.
4. CONSIDER AND TAKE APPROPRIATE ACTION ON A RESOLUTION AUTHORIZING DECATUR MAIN STREET TO SUBMIT A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE 2026 DOWNTOWN REVITALIZATION PROGRAM. **R2026-02-06**
5. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A PIPELINE LICENSE AGREEMENT WITH BNSF RAILROAD REGARDING THE LIBERTAS NATURE CREEK RESERVE DEVELOPMENT.
6. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH LIBERTAS DECATUR, LP, TO INCLUDE THE WORK AND FEES ASSOCIATED WITH THE PIPELINE LEASE AGREEMENT WITH BNSF RAILROAD.
7. CONSIDER FIRST READING OF AN ORDINANCE AMENDING SUBDIVISION ORDINANCE NO. 2024-03-06 REPLACING PAGE 157 TO INCORPORATE STANDARDIZED METER BOX DETAILS INTO APPENDIX 5.
8. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE DECATUR EDC AND PROJECT CAT.
9. CONSIDER FIRST READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, TO REPEAL AND AMEND ORDINANCE 2025-10-36 WHICH CREATED THE WEST FORK PUBLIC UTILITY AGENCY. ORDINANCE 2026-02-06
10. HEAR PRESENTATION AND DISCUSS ONGOING WATER AND WASTEWATER PROJECT FROM KIMLEY-HORN.
11. DISCUSS AND CONSIDER TAKING APPROPRIATE ACTION REGARDING PROPOSALS FOR TWO PILOT UNITS ASSOCIATED WITH THE WATER TREATMENT PLANT (WTP) EXPANSION PROJECT, INCLUDING REVIEW AND APPROVAL OF THE PROPOSED LEASE AGREEMENTS.
12. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE AN INTERLOCAL AGREEMENT (ILA) FOR REGIONAL ANIMAL CONTROL SERVICES.
13. CONSIDERATION AND DISCUSSION OF PROPOSED POLICIES RELATED TO:
 1. GENERATIVE ARTIFICIAL INTELLIGENCE (AI)
 2. CASH HANDLING
 3. ANIMALS IN THE WORKPLACE
14. **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. **PP-25-0008** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST FOR THE PRELIMINARY PLAT FOR BLOCK A, LOTS 1-22, 1X, 2X; BLOCK B, LOTS 1-8, 1X; BLOCK C, LOTS 1-20, 1X; BLOCK D, LOTS 1-11, 1X; BLOCK E, LOTS 1-4, 1X; BEING 8.496 ACRES, PART OF DAVID MOSES SURVEY, ABST. NO. 537, CITY OF DECATUR, WISE COUNTY, TEXAS, ALSO KNOWN AS 700 S DEER PARK ROAD. **(NOUVELLE TERRACE LOFTS ADDITION)**
- B. **FP-25-0010** – CONSIDER AND TAKE ACTION TO APPROVE A REQUEST FOR THE FINAL PLAT OF LOTS 1X AND 2-24, BLOCK B, LOTS 1-10, BLOCK C, LOTS 1-28 AND 29X, BLOCK D, LOTS 2-13, 14X, AND 15-26, BLOCK E, LOTS 1-4, 5X, AND 6-23 BLOCK F, VISTA PARK PHASE I-B, BEING 26.666 ACRES SITUATED IN THE JOHN C. BULOCK SURVEY, ABSTRACT NUMBER 79, CITY OF DECATUR, WISE COUNTY, TEXAS. **(VISTA PARK PHASE I-B)**
- C. CONSIDER AND TAKE APPROPRIATE ACTION TO APPROVE A REQUEST TO CLOSE MARKET STREET BETWEEN MAIN STREET AND THE PROPERTY LINE BEHIND THE COUNTY SEAT FROM 3:00 P.M. TO 10:00 P.M. FOR THE SIP AND SHOP EVENT TO BE HELD MARCH 7, 2026, FROM 6:00 TO 9:00 P.M.

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 Tuesday, February 17, 2026, 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.**