



Notice of City Council Meeting
August 24, 2026 | 6:00 PM
Decatur City Hall, 201 East Walnut, Decatur, Texas

I. CALL TO ORDER

Moment of Silence
Pledge of Allegiance
Presentation(s)
EDC Business of the month – Chalet of Jewelry

II. OPEN FORUM

CITIZENS COMMENTS 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. Large groups interested in the same matter should choose a spokesperson. Comments should be made to the council rather than to individual members, and no action will be taken by the Council.

III. PUBLIC HEARING ITEMS

1. **A-26-0001** – Public Hearing and discussion regarding the first reading of an ordinance to annex a 3.93-acre tract of land, located at 3260 S US Hwy 81-287 (long legal on file), and within the Extraterritorial Jurisdiction (ETJ). **(JWM Dealership Property, LLC)**
2. **CP-26-0002** – Public Hearing and discussion regarding the first reading the first reading of an ordinance to amend the City of Decatur's Comprehensive Plan and Future Land Use Map from Agriculture and Rural Living Land Use (AR) to Activity Center Land Use (AC), for a 3.93-acre tract of land, located at 3260 S US Hwy 81-287 (long legal on file), and within the Extraterritorial Jurisdiction (ETJ). **(JWM Dealership Property, LLC)**
3. **ZC-26-0003** – Public Hearing and discussion regarding the first reading the first reading of an ordinance to change the zoning from Extraterritorial Jurisdiction (ETJ) to Thoroughfare Business District (C-2) for a 3.93-acre tract of land, located at 3260 S US Hwy 81-287 (long legal on file), and within the Extraterritorial Jurisdiction (ETJ). **(JWM Dealership Property, LLC)**

IV. ACTION ITEMS

4. Consider and take appropriate action on a second reading of an Ordinance of the City of Decatur, Texas adopting a budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, in accordance with the City Charter and state law; providing for the filing of the budget as represented in draft form; providing for the incorporation of premises; providing a cumulative repealing clause; providing severability; and providing an effective date. **Ordinance 2026-08-22.**
5. Consider and take appropriate action on a second reading of an Ordinance of the City of Decatur, Texas approving the 2026 certified appraisal roll; levying ad valorem taxes for 2026 at \$0.620275 per one hundred dollars assessed value of all taxable property within the corporate limits of the city to provide revenues for current expenses and interest and sinking fund requirements; providing due and delinquent dates; providing for the incorporation of premises; providing a cumulative repealing

clause; providing severability; and providing an effective date. **Ordinance 2026-08-23.**

6. Consider and take appropriate action on a Resolution ratifying the property tax revenue reflected in the budget for fiscal year 2026-2027. **Resolution R2026-08-22**
7. Consider and take appropriate action on a second reading of an ordinance approving and authorizing the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Vista Park Public Improvement District, including the collection of the 2026 annual installments and resolving other matters. **Ordinance 2026-08-24**
8. Consider and take appropriate action on a second reading of an ordinance approving and authorizing the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Paloma Trails Public Improvement District, including the collection of the 2026 annual installments and resolving other matters. **Ordinance 2026-08-25**
9. Consider and take appropriate action to approve a resolution adopting a Civil Rights Policy to establish uniform guidelines which will serve the City and meet the requirements for the administration and implementation of projects funded by the Texas General Land Office (TxGLO) and Community Development Grant Disaster Recovery (CDBG-DR). **R2026-08-23**
10. Hear annual update from Matt Runnels with Decatur Economic Development Corporation.
11. Consider and take appropriate action to approve revisions to the Decatur Economic Development Corporation Bylaws.
12. Consider and take appropriate action to approve the sale of real property located at 1400 North Business 287, Decatur, Texas.

V. CONSENT AGENDA ITEMS

13. 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 requested by a council member, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda:
 - A. **PP-26-0002** – Take appropriate action to approve a Preliminary Plat application for an approximately 2.76-acre tract of land, Quick AI's Addition, Lot 1, Block 1, in the City of Decatur, Wise County, Texas, addressed as **1105 N US Hwy 81-287. (Quick AI's Real Estate, Inc.)**

VI. EXECUTIVE SESSION

14. In accordance with Chapter 551 of the Texas Government Code, the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. **§ 551.072: Deliberation about real property** – To discuss or deliberate the purchase, exchange, lease, or value of real property: Land for Water and Wastewater Plant expansions.
 - b. **§ 551.072: Deliberation about real property** -- To discuss or deliberate the purchase, exchange, lease, or value of real property: City Facilities.
 - c. **§ 551.071: Consultation with Attorney** – to seek advice of the City Attorney regarding pending or contemplated litigation or a settlement offer: CV26-06-517, *Zachary Sadeghian as Trustee of Kamy Real Property Trust v. The Building Standards*

VII. RECONVENE INTO OPEN SESSION

15. In accordance with Chapter 551 of the Texas Government Code, the City Council will reconvene into open session to consider action, if any, on matters discussed in Executive Session.
16. Council member requests for future agenda items.

VIII. ADJOURNMENT

CERTIFICATION

I hereby certify that the above agenda was posted on the official bulletin board at City Hall, 201 E. Walnut, Decatur Texas, on Tuesday, August 18, 2026, pursuant to the Texas Government Code, Chapter 551.

Asucena Delgado

Asucena Delgado, City Secretary, TRMC, CMC

NOTICES

REMOTE PARTICIPATION: The location identified on this agenda is the location at which a quorum of the governing body will be physically present. Members of the City Council may participate remotely in compliance with the Texas Open Meetings Act. Persons wishing to attend virtually can access the meeting at www.zoom.us/join (Meeting ID: 817 5047 6447 PASSCODE: 823992). Meetings can be watched live at <https://decaturtx.new.swagit.com/views/212/> or on Facebook Live.

SPEAKING AVAILABILITY: Individual speaker presentations shall be limited to a total of three minutes: (1) for the consent agenda, regardless of the number of consent-agenda items for which a person has registered, (2) for the non-consent agenda, regardless of the number of non-consent-agenda items for which a person has registered, and (3) for each zoning and public hearing. The three-minute time period shall be extended to six minutes if a translator is required for a non-English speaker. At the Mayor's discretion, time limits may be reasonably adjusted.

ADA ACCESSABILITY: Decatur City Hall and the City Council Chamber are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City at (940) 393-0204 or e-mail adelgado@decaturtx.org at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodation. A free nationwide telecommunications relay service (TRS) may be accessed by calling 7-1-1.

CLOSED SESSIONS: The City Council may convene into a closed session at any time to discuss matters listed on the agenda as authorized by the Texas Government Code including but not limited to: §551.071 (legal advice), §551.072 (real property), §551.074 (personnel matters), §551.076 (security), §551.087 (economic development). Any decision on such matters shall be made in an open session.