

**MINUTES OF THE
WORKSHOP AND REGULAR – CITY COUNCIL MEETING
May 23, 2022 at 5:30 p.m.**

Workshop and regular meeting of the Decatur City Council was called to order by Mayor McQuiston at 5:30 p.m. Mayor McQuiston declared a moment of silence. Council member Bennington led the pledge. Those present included: Mayor Mike McQuiston, Council members Eddie Allen, and Bennington, Will Carpenter, Jake Hayes, Darlene Hilton, Melinda Reeves and Debra Jackson. Staff members present: City Manager Brett Shannon, Fire Chief Nate Mara, Assistant Fire Chief Deroy Bennett, Police Chief Delvon Campbell, Public Works/Airport Director Greg Hall, EDC Executive Director Holtzboog, Library Director Dawn Wilbert, Main Street Director Frieda Lasater, Conference Center Director Carla Johnson, Technology Services Director JB Mckenzie, Planning Coordinator Cheryl Fuss, City Secretary Asucena Garcia, Attorney Robin Cross, Kristi Bennett and Richard Greene representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith, Planning Director Dedra Ragland.

WORKSHOP 5:30 p.m.

MONTHLY DEPARTMENT REPORTS – Conference Center, Library, Main Street and Police Department

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

Library report by Library Director, Dawn Wilbert including relevant information and follow-up discussion with Council and other staff.

Main Street report by Main Street Director, Frieda Lasater including relevant information and follow-up discussion with Council and other staff regarding the following items:

- Organization
- Promotion
- Design
- Economic Vitality

Police Department report by Chief of Police, Delvon Campbell including relevant information and follow-up discussion with Council and other staff.

Reports were provided.

REGULAR MEETING 6:00 p.m.

1. PRESENTATION TO COUNCIL MEMBER BEN BENNINGTON.

Presentation made by Mayor McQuiston to Council member Bennington.

2. OATHS OF OFFICE TO BE ADMINISTERED TO MAYOR MIKE MCQUISTON AND COUNCIL MEMBERS AS FOLLOWS: PLACE 1 – DEBRA JACKSON, PLACE 3 – DARLENE HILTON, AND PLACE 5 – EDDIE ALLEN.

Oaths of office administered by City Secretary Garcia.

3. ORGANIZATION OF COUNCIL – CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE APPOINTMENT OF A MEMBER TO SERVE AS MAYOR PRO TEM, FOR

THE PERIOD OF ONE YEAR IN ACCORDANCE WITH SECTION 2.07 OF THE CITY'S CHARTER. A MEMBER TO SERVE AS DEPUTY MAYOR PRO TEM, TWO COUNCIL MEMBERS TO SERVE AS EDC REPRESENTATIVES, A MEMBER TO SERVE AS COUNCIL OF GOVERNMENT REPRESENTATIVE AND A MEMBER TO SERVE AS AIRPORT LIAISON.

Council member Hayes moved to approve the appointment of Council member Reeves as Mayor Pro Tem, Council member Carpenter as Deputy Mayor Pro Tem, Mayor McQuiston, Council member Allen and Council member Hayes as EDC representatives. Council member Hayes as Airport liaison and Mayor McQuiston as the representative to the NTCOG. Council member Allen seconded the motion. The motion passed unanimously.

4. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING AN ORDINANCE AMENDING APPENDIX "B," "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PERMANENT MAKEUP APPLICATION, AS A SECONDARY USE, IN A C-1A, DECATUR SQUARE BUSINESS ZONING DISTRICT, ON APPROXIMATELY 0.523 ACRES OF LAND BEING LEGALLY DESCRIBED AS LOTS 1-4, BLOCK 10, ORIGINAL TOWN OF DECATUR, OR MORE COMMONLY REFERRED TO AS 206 N. STATE ST., DECATUR, TEXAS. **(APPLICATION SUP2022-01—MS. JENNIFER STEVENS) (THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 6-0.)**

Council member Carpenter moved to approve the ordinance as presented. Council member Hilton seconded the motion. The motion passed unanimously.

5. CONSIDER TAKING ACTION ON A REQUEST TO PRELIMINARY PLAT LOTS 1-73, BLOCK A; LOTS 1-68, BLOCK B; LOTS 1-14, BLOCK C; LOTS 1-32, BLOCK D; LOTS 1-23, BLOCK E; LOTS 1-25, BLOCK F, LOTS 1-44, BLOCK G; LOTS 1-26, BLOCK H; LOTS 1-28, BLOCK I, LOTS 1-9, BLOCK J; LOTS 1-30, BLOCK K; LOTS 1-20, BLOCK L; LOTS 1-18, BLOCK M; LOTS 1-33, BLOCK N; AND LOTS 1-41, BLOCK O, AND 16 OPEN SPACE LOTS (500 TOTAL LOTS) MEADOW CREEK ADDITION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, BEING AN APPROXIMATE 137.02-ACRE TRACT OF LAND, OF WHICH 83.22 ACRES IS IN THE WILLIAM S. HOGUE SURVEY, ABSTRACT NUMBER 385, WISE COUNTY, TEXAS, AND OF WHICH 53.80 ACRES IS IN THE SMITH BOWEN SURVEY, ABSTRACT NUMBER 51, CITY OF DECATUR, WISE COUNTY, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY IS FOUND ON THE PLAT EXHIBIT LOCATED IN THE STAFF REPORT. **(APPLICATION PP2022-01—MR. TROY LEWIS, ON BEHALF OF RICK AND DEREK MCCARLEY) (THE PLANNING AND ZONING COMMISSION RECOMMEND CONDITIONAL APPROVAL 6-0.)**

Approval of the preliminary plat is conditioned upon receipt of letters of approval, in a form acceptable to the City Attorney, from all oil and gas and utility entities with an interest in the subject property, as provided in Section 504.1 of the City's Subdivision Regulations, and staff comments below. No further approvals on this project may be sought until the preliminary plat meets the required conditions and is approved.

Council member Reeves moved to approve application PP2022-01 as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

6. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE FIRST AMENDMENT TO THE PERFORMANCE AGREEMENT BETWEEN THE DECATUR EDC AND EZRA ZION, LLC.

Council member Hayes moved to approve the amendment to the performance agreement as presented. Council member Hilton seconded the motion. The motion passed unanimously.

7. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CORPORATION FOR ECONOMIC DEVELOPMENT OF THE CITY OF DECATUR, TEXAS, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONSENT TO AN ASSIGNMENT RIGHTS BY AND BETWEEN GT PRODUCTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND EAGLES LANDING HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

Council member Hayes moved to approve the resolution as presented. Council member Carpenter seconded the motion. The motion passed unanimously.

8. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING A RESOLUTION DENYING THE PROPOSED CHANGE IN RATES AS SUBMITTED TO THE CITY BY ONCOR ELECTRIC DELIVERY COMPANY LLC.

City Manager Shannon explained that the city has three options: approve, deny or suspend, Oncor will in turn appeal to the Public Utility Commission in Austin, they are seeking one rate for all cities in the State.

Council member Reeves moved to approve the resolution as presented. Council member Hilton seconded the motion. The motion passed unanimously.

9. **CONSENT AGENDA** – All consent agenda items listed are considered to be routine by the City Council and will be enacted by 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 ON APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD MAY 9, 2022, MAY 16, 2022 AND MAY 17, 2022.
- b. CONSIDER AND TAKE ACTION ON APPROVAL OF BILLS AND INVOICES FOR APRIL 2022.
- c. CONSIDER RE-APPOINTMENT OF THE FOLLOWING CEMETERY BOARD MEMBERS WITH TERMS TO EXPIRE MAY 31, 2022 (2024) AND ACCEPT THE RESIGNATION OF ANN LOGUE WITH NO REPLACEMENT AT THIS TIME:
 - a. Gene Blagg
 - b. Wayne Stone
 - c. Dennis Lee
 - d. Angela Smith
 - e. Cathy Tally
- d. CONSIDER APPROVAL OF CEMETERY BOARD RE-APPOINTMENTS OF JOYCE HORTON TO SERVE AS SECRETARY, ANGELA SMITH AS PRESIDENT AND FABIOLA VALDEZ AS VICE PRESIDENT, TERMS TO END MAY 31, 2023.

Item C referenced the incorrect year, should be 2024.

Council member Allen moved to approve the consent agenda as presented. Council member Hilton seconded the motion. The motion passed unanimously.

Convened into Executive Session at 6:23 p.m.

10. **EXECUTIVE SESSION:** IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ., THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING:

CONSULTATION WITH ATTORNEY. SECTION 551.071: TO SEEK ADVICE FROM

THE CITY ATTORNEY REGARDING (A) PENDING OR CONTEMPLATED LITIGATION; OR (B) A SETTLEMENT OFFER; OR (2) ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER: APPOINTMENT OF CITY MANAGER

PERSONNEL MATTERS. SECTION 551.074: TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE: APPOINTMENT OF CITY MANAGER

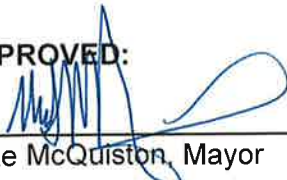
Reconvened into Regular Session at 6:45 p.m.

- 11. **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.
- 12. CONSIDER AND TAKE APPROPRIATE ACTION ON APPOINTING A CITY MANAGER.
No action taken.
- 13. CONSIDER AND TAKE APPROPRIATE ACTION ON AN EMPLOYMENT AGREEMENT FOR THE CITY MANAGER.
Council member Hayes moved to enter in negotiations with finalist, Nate Mara. Council member Hilton seconded the motion. The motion passed unanimously.
- 14. COUNCIL TO HEAR PUBLIC INPUT (please complete a Speaker Registration Form before speaking) each speaker will be limited to 3 minutes, the Open Meeting Act does not allow for discussion in response to the comments, comments should be directed to the Council as a whole rather than to individual members, and no action will be taken by the Council.
- 15. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.
To vote at the next Council meeting on who will serve on the budget committee.

ADJOURNMENT

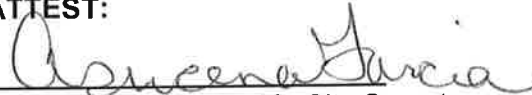
Mayor McQuiston declared the meeting adjourned at 6:52 p.m.

APPROVED:



Mike McQuiston, Mayor

ATTEST:



Asucena Garcia, TRMC, City Secretary

