

**MINUTES OF THE
WORKSHOP AND REGULAR – CITY COUNCIL MEETING
Monday, August 8, 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. Mayor McQuiston led the pledge. Those present included: Mayor Mike McQuiston, Councilmembers Eddie Allen, Will Carpenter, Melinda Reeves, Darlene Hilton and Debra Jackson. Staff members present: City Manager Nate Mara, Fire Chief Deroy Bennett, Assistant Fire Chief Joe Boyd, Police Chief Delvon Campbell, Public Works/Airport Director Greg Hall, Assistant Public Works Director Joe Guinn, Public Works Executive Administrative Assistant Katherine Griffith, Chief Building Official Wayne Smith, EDC Executive Director Holtzboog, Finance Director Ana Cañada, Human Resource Director MaryAnn Henline, Conference Center Director Carla Johnson, Library Director Dawn Wilbert, Planning Coordinator Cheryl Fuss, City Secretary Asucena Garcia, Attorney Emily Bowlin and Richard Greene representing the Wise County Messenger. Connected via videoconferencing: City Engineer Earl Smith, Councilmember Jake Hayes and Attorney Cynthia Kirchoff.

WORKSHOP 5:30 p.m.

1. DISCUSSION OF CITY OF DECATUR FISCAL YEAR 2022/2023 PROPOSED BUDGET
Specific items for discussion: 1) 2022/2023 Proposed Property Tax Rate 2) 2022/2023 Proposed Budget 3) other budgetary matters.

BUDGET HIGHLIGHTS

- Balanced Budget – Current Operating Revenues ≥ Current Operating Expenditures
- Current Property Tax Rate .581692, proposed .645258, 13.74¢ increase in tax rate
 - .443658 for M&O
 - .201600 for I&S
- Personnel
 - 3% Salary Increases
 - Longevity pay – New in 2022
 - Step raises and OT for Police and Fire
 - Maintain Health Care Costs at \$10,000 per employee
 - Adding new positions for Fire, Police, HR, Finance, Planning, Parks, and Utility Maintenance
 - Bringing up starting salary of \$15 for part-time and \$18 for full-time positions
- Operating Expenditures
 - Adding a Grant Writer for funding opportunities citywide
 - Repairs and Maintenance at City Hall
 - Expanding classes for professional development at the Fire Department
 - Advertising for the Conference Center
 - Contract for a Desktop Technician (IT)
- Capital Expenditures
 - Pave tie down area at the Airport
 - Leasing (4) Police Vehicles
 - Overlay Mulberry St., Asphalt laydown and truck for Streets
 - Training room updated at the Fire Station; pumper lease payment (2nd payment)
 - Building repairs and equipment upgrades at the Conference Center
 - Aerator for Parks

- Clear well mixers for the Water Dept.; Mowers and generators for the Wastewater Dept.
- New Debt
 - 1st payment of the \$33M COO bond due in FY2023
- Fund Balance Goals
 - GF – 25% of expenditures
 - WF – 25% of expenses
 - Debt Service – one year payment

BUDGET IN BRIEF

- General Fund
 - Revenue - \$13,272,877, increase of \$825,289
 - Increase by \$228,434 in Property tax
 - Increase by \$385,970 in Sales tax
 - Fines/fees remain the same
 - Transfer remains the same
 - Conference Center receipts remain the same
 - \$20,000 Police Grant reimbursements
 - Operating Expenditures - \$13,137,235, increase of \$1,001,871
 - \$633,830 3% salary increase, new positions, step raises and OT
 - \$35,280 Longevity Pay
 - \$93,000 Fuel at the Police Department
 - \$35,000 Grant Writer
 - \$28,500 Long Range Master Plan
 - \$31,800 Repair and Maintenance at the Conference Center

PROPERTY TAXES

- Proposed Property Tax Rate .645258, higher than last year of .581692
 - Higher than the No New-Revenue Tax Rate .507803
 - .443658 M&O
 - .201600 I&S
- 13.74¢ increase in tax rate
- Advertise a 10.93% increase in total tax rate, Voter-Approval Tax Rate (rollback rate) is 3.5%
- This year the city raised M & O taxes by approximately \$-46.70 on a \$100,000 home

2. DISCUSSION AND PROVIDE STAFF DIRECTION REGARDING DECATUR SIGN ORDINANCE.

Attorney Cynthia Kirchoff informed Council based on the information provided by staff, the following changes were made.

Definitions were added to give more information to the applicants and to the business community as to what type of signs are allowed.

Authorization to exceed size or height restrictions. The Planning Director may authorize installation of a sign that exceeds the applicable size or height restriction by up to 20 percent of the maximum size or height prescribed by this chapter after determining that:

- a. the property owner or sign owner has demonstrated the existence of practical difficulties in complying with this chapter;
- b. a unique circumstance exists that makes compliance with the requirements of this chapter impractical;
- c. the modification is in conformity with the purposes of this chapter; and
- d. the modification does not lessen public safety requirements.

The Planning Director shall record the details of a modification authorized under this section in the City files.

- Historic sign district
 - Created section for signs permitted only in the Historic Overlay District
 - Wall signs (size calculated by width of tenant space; building setback not considered)
 - Sidewalk signs
 - Cantilevered signs
 - Awning signs
 - Roof signs
 - Painted wall signs
 - Marquee signs
 - Murals
 - Ghost signs
 - Sign permits reviewed by Main Street Manager but can be referred to Main Street Board
 - Prohibited signs
 - Signs allowed without a permit
 - Regulations for Commercial and Industrial Signs
 - Wall signs maximum size is based on tenant space
 - Added menu board
 - Regulations for Residential Signs
 - Subdivision entry sign

Monument sign (multi-family)

- Special signs
 - Electronic message board signs

Councilmembers Allen, Carpenter and Hilton expressed interest in attending a work session with staff to discuss the changes presented.

REGULAR MEETING at 6:21 p.m.

1. CONSIDER AND SCHEDULE A PUBLIC HEARING ON THE CITY OF DECATUR BUDGET FOR FISCAL YEAR 2022/2023.

Councilmember Allen moved to schedule a Public Hearing on the Budget for Monday, August 22, 2022. Councilmember Hilton seconded the motion. The motion passed unanimously.

2. CONSIDER A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, APPROVING THE 2022 CERTIFIED PROPERTY TAX VALUES FOR THE CITY OF DECATUR, TEXAS; DESIGNATING AN OFFICER TO SUBMIT THE NO NEW REVENUE AND VOTER APPROVAL RATES TO THE CITY COUNCIL, THE SAME OFFICER BEING AUTHORIZED TO ALSO CERTIFY THE RATES WITH THE COMPTROLLER PRIOR TO PRESENTATION TO COUNCIL; AUTHORIZING THE OFFICER TO SUBMIT THE CERTIFIED PROPERTY TAX RATES TO THE TAX ASSESSOR COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

Councilmember Hilton moved to approve the resolution and authorize Finance Director Cañada to submit the tax rates. Councilmember Carpenter seconded the motion. The motion passed unanimously.

3. CONSIDER PROPOSING AN AD VALOREM TAX RATE FOR FISCAL YEAR 2022/2023, IF PROPOSED TAX RATE WILL EXCEED THE VOTER-APPROVAL TAX RATE OR THE

NO-NEW-REVENUE TAX RATE, TAKE A RECORD VOTE AND SCHEDULE A PUBLIC HEARING.

Councilmember Carpenter moved to propose a tax rate of .645258 for the 2022-2023 fiscal year. Councilmember Hilton seconded the motion. A record vote was taken with all 7 members voting in favor. Motion carried 7-0.

4. CONSIDER FIRST READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS, AMENDING VARIOUS SUBSECTIONS OF SECTION 303, "PARKLAND DEDICATION AND DEVELOPMENT", OF CHAPTER 3, "GENERAL SUBDIVISION DEVELOPMENT", OF APPENDIX A, "SUBDIVISIONS", OF THE CITY'S CODE OF ORDINANCES TO PROVIDE CLARIFICATION REGARDING APPLICABILITY OF THE CITY'S PARKLAND DEDICATION REGULATIONS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A PENALTY FOR VIOLATIONS HEREOF AND EACH AND EVERY DAY A VIOLATION OCCURS ON CONTINUES SHALL CONSTITUTE A SEPARATE VIOLATION; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

First reading held.

5. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(17) HIGHWAY POLE SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE HIGHWAY POLE SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 170 SQ. FT. THE APPLICANT IS SEEKING A TOTAL OF 260 SQ. FT. FOR A HIGHWAY POLE SIGN, WHICH IS IN EXCESS OF THE MAXIMUM CUMULATIVE ALLOWABLE SIGN AREA BY 90 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-04—GUY SLIMP, ON BEHALF OF CEFCO)**

Councilmember Allen moved to approve variance 2022-04 as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

6. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 118.79 SQ. FT. THE APPLICANT IS SEEKING A 60 SQ. FT. WALL SIGN ON THE EASTERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 46.21 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-05—GUY SLIMP, ON BEHALF OF CEFCO)**

Councilmember Carpenter moved to approve variance 2022-05 as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

7. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 118.79 SQ. FT. THE APPLICANT IS SEEKING A 45 SQ. FT. WALL SIGN ON THE EASTERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 91.21 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-06—GUY SLIMP, ON BEHALF OF CEFCO)**

Councilmember Allen moved to approve variance 2022-06 as presented. Councilmember Jackson seconded the motion. The motion passed unanimously.

8. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 118.79 SQ. FT. THE APPLICANT IS SEEKING A 60 SQ. FT. WALL SIGN ON THE WESTERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 151.21 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 2203 W. US HIGHWAY 380, DECATUR, TEXAS. **(APPLICATION V2022-07—GUY SLIMP, ON BEHALF OF CEFCO)**

Councilmember Allen moved to approve variance 2022-07 as presented. Councilmember Hilton seconded the motion. The motion passed unanimously.

9. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 108.22 SQ. FT. THE APPLICANT IS SEEKING A 188.69 SQ. FT. WALL SIGN ON THE SOUTHERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 164.30 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 601 W. THOMPSON ST., DECATUR, TEXAS. **(APPLICATION V2022-08—CODY DISHMAN, ON BEHALF OF CANDLEWOOD SUITES)**

Councilmember Hilton moved to approve variance 2022-08 as presented. Councilmember Carpenter seconded the motion. The motion passed unanimously.

10. HEAR STAFF REPORT AND CONSIDER TAKING ACTION ON A REQUEST FOR A VARIANCE FROM THE CITY OF DECATUR SIGN ORDINANCE, SECTION 15-7(A)(13) WALL SIGNS. SPECIFICALLY, APPLICANT IS REQUESTING A CUMULATIVE WALL SIGN AREA THAT EXCEEDS THE MAXIMUM ALLOWABLE SIGN AREA OF 430 SQ. FT. THE APPLICANT IS SEEKING A 188.69 SQ. FT. WALL SIGN ON THE SOUTHERN SIDE OF THE BUILDING, WHICH, IN TOTAL, IS IN EXCESS OF THE MAXIMUM ALLOWABLE SIGN AREA BY 33.55 SQ. FT. THE SUBJECT PROPERTY IS LOCATED AT 800 S. US HIGHWAY 81-287, DECATUR, TEXAS. **(APPLICATION V2022-09—JOSH JANKOWSKI, ON BEHALF OF WALMART)**

Councilmember Hilton moved to approve variance 2022-09 as presented. Councilmember Jackson seconded the motion. The motion passed unanimously.

11. **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. RP2022-05** CONSIDER TAKING ACTION ON A REQUEST TO FINAL PLAT LOT 15R, BLOCK 1, LIPSEY ADDITION, BEING APPROXIMATELY A 0.55 ACRE TRACT OF LAND IN THE CITY OF DECATUR, WISE COUNTY, TEXAS AND BEING A REPLAT OF LOTS 14 AND 15, AND TO THE CENTERLINE OF A TWENTY FOOT (20') ALLEY, BLOCK 1, LIPSEY ADDITION, OF THE CITY OF DECATUR, WISE COUNTY, TEXAS AND MORE COMMONLY REFERRED TO AS 2806 S. FM 51, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY IS LOCATED ON THE PLAT EXHIBIT FOUND IN THE STAFF REPORT. **(APPLICATION RP2022-05—MR. RODNEY MARTINEZ, ON**

BEHALF OF GREAT ABODE INVESTMENTS LLC.)**END PLANNING AND ZONING REPORT - CONSENT AGENDA VOTE WILL INCLUDE THE FOLLOWING REGULAR COUNCIL CONSENT ITEMS:**

- B. CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE COUNCIL MEETING HELD JULY 25, 2022.**
- C. CONSIDER APPROVAL OF BILLS AND INVOICES FOR JULY 2022.**

Councilmember Allen moved to approve the consent agenda as presented. Councilmember Reeves seconded the motion. The motion passed unanimously.

12. CONSIDER AND TAKE APPROPRIATE ACTION TO DESIGNATE AN ACTING CITY MANAGER TO PERFORM THE DUTIES OF THE CITY MANAGER IN HIS ABSENCE.

Councilmember Carpenter moved to designate Public Works Director Greg Hall as acting City Manager in the absence of City Manager Mara. Councilmember Hilton seconded the motion. The motion passed unanimously.

13. 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.

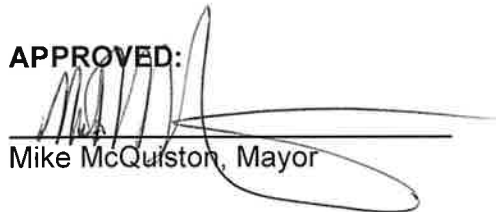
No public comments.

14. COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS.

ADJOURNMENT

Mayor McQuiston declared the meeting adjourned at 6:45 p.m.

APPROVED:


Mike McQuiston, Mayor

ATTEST:


Asucena Garcia, TRMC, City Secretary

