

**CITY COUNCIL MEETING/PUBLIC HEARING  
CITY HALL  
2313 MAIN STREET  
COUNCIL CHAMBERS  
CADDO MILLS, TEXAS 75135**

**Meeting Minutes**

**OCTOBER 12, 2021, TUESDAY at 6:00 p.m.**

1. INVOCATION

Mayor Pro Tem Kevin Mosher gave the invocation.

2. OPEN THE MEETING AND ANNOUNCE THAT A SUPER QUORUM IS PRESENT

Mayor Ron Olson declared a Super quorum present and called the meeting to order at 6:00 p.m. Council members present were Mayor Ron Olson, Mayor Pro Tem Kevin Mosher, Councilman Scott Clements, Councilman John Verity and Council member Ben Bentley and not present was Councilman Chris Davies. City representatives present were City Manager Matt McMahan, City Secretary Jana Sanchez, Police Chief Kimbre Collier, Finance Manager Stacy Smith, Building Official Josh Kinnick and EDC director Joel Richardson.

3. OPEN PUBLIC HEARING

Public Hearing was opened at 6:01pm

4. PUBLIC HEARING:

- A) Hold a public hearing to change the zoning classification from SF-2 TO C1- Commercial under the recommendations of the P & Z Commission on property ID: 38444, Located at **2215 W Hwy 66 Caddo Mills, Texas 75135**. Property is described as S5560 Williams Subdivision BLK 6 LOT 1 ACRES .214(AKA A1239 Greer Garland Tract M58)

Mayor Olson explained the location of the address. Councilman Verity asked, do we know what it will be, Mr. Richard Grisham, the owner of the property 2215 W Hwy 66 said that it would be light retail, maybe office spaces. Mayor Olson asked if there is going to be adequate parking. Mr. Richard Grisham responded, said it looks like they can get 7 spots right now. He stated Depending on what will go in there he will work with the building inspector. Mayor Pro Tem Mosher stated that it would be a good use of the property.

- B) Hold a public hearing to change the zoning classification from SF-2 TO C1-Commercial/MU–Multi Use under the recommendations of the P & Z Commission on Property ID: 110455, located at **3098 W HWY 66 Caddo Mills, Texas 75135**, Property is described as A0488 Havins Catherine, Tract N12, Acres 1.929 ALSO IN A1240)

Building inspector explains that he is proposing 3 small separate buildings, maybe light retail. Councilman Clements asked about the sewer line or possible lift station. McMahan replied stating that the City Engineer Eddie Daniels and Director of Public works are looking into that. Mayor asked if there was any other Comments, no one had any other comments.

#### 5. ADJOURN PUBLIC HEARING

Mayor Olson adjourned the public hearing at 6:06pm.

6. ACTION/ DISCUSSION: Discuss and recommend approval or denial to the City Council of Ordinance 101221 to Change the zoning classification from SF-2 TO C1- Commercial on Property ID: 38444 located 2215 W Hwy 66 Caddo Mills, Texas 75135 Property is described as S5560 Williams subdivision BLK 6 LOT 1 ACRES .214 (AKA A1239 Greer GarlandTract M58.

Councilman Bentley made the motion to approve Ordinance 101221 to Change the zoning classification from SF-2TO C1- Commercial on Property ID: 38444 located 2215 W Hwy 66 Caddo Mills, Texas 75135 Property is described as S5560 Williams subdivision BLK 6 LOT 1 ACRES .214 (AKA A1239 Greer GarlandTract M58. Councilman Verity seconded the motion. The motion passed 4-0.

7. ACTION/DISCUSSION: Discuss and recommend approval or denial to the City Council of Ordinance 101221-01 to change the Zoning classification from SF-2 TO C1- Commercial/MU–Multi Use on Property ID: 110455, located at 3098 W Hwy 66 Caddo Mills, Texas 75135, Property is described as A0488 Havins Catherine, Tract N12, Acres 1.929 ALSO IN A1240)

Councilman Bentley made the motion to approve Ordinance 10122-01 to change The zoning classification from SF-2 to C1- Commercial/MU-Multi Use on Property ID:110455, located at 3098 W Hwy 66 Caddo Mills, Texas 75135, Property is described as A0488 Havins Catherine, Tract N12, Acres 1.929 ALSO IN A1240). Councilman Verity seconded the motion. The motion passed 4-0.

8. APPROVE MINUTES OF PREVIOUS MEETING: (September 14, 2021)

Mayor Pro Tem Mosher made the motion to approve the previous minutes.

Councilman Verity seconded the motion. The motion passed 4-0.

9. OPEN FORUM: Citizens who wish to address the City Council may discuss matters that are not on the agenda and who have not previously expressed to the City Council or City Hall, a desire to discuss such matters. The only response from the Council can be to request these items to be placed on a future agenda for discussion and or action.

There was no one to speak in the open forum.

10. REPORTS: (written reports available at City Hall prior to meeting)

- a. Financials including Accounts Payable Report
- b. Court Report
- c. Public Works Report
- d. Police Report
- e. Fire Report
- f. Building Services
- g. City Manager
- h. EDC Director

Chris Philyaw, the assistant Fire Chief discussed the conditions over the Fire Truck Engines. He stated that the FD has two engines that are breaking down. He is wanting to sell the tanker and has looked into buying a rescue engine. He states he has an offer on the table with a trade in. He is wanting permission to sell the one engine. Also, Philyaw stated that he has been going over the budget and said if the council wanted to sit down and look over the Finances. Mayor Olson stated we need to have a plan with the FD and the City with some sort of action and circle back around in the next meeting. McMahan stated there is a lot coming up in next meeting, road bond, bids for the new sew plant, Joshua Street project. McMahan stated we tried to get some of the items for this meeting but stated everyone is busy. Joel Richardson, EDC Director stated they are working on improvements on the downtown area. Richardson said they were working with the school, and had a class of middle schoolers that painted the rails for a school project.

11. ACTION/DISCUSSION: Consider and Act on a price increase for water meters per proposal attached.

Mayor Olson discussed the attached proposal and the comparisons to the surrounding communities. Mayor Pro Tem Mosher made the motion on approving the price increase for water meter per proposal. Councilman Clements seconded the motion. The motion passed 4-0.

12. ACTION/DISCUSSION: Consider and Act on the purchase of water meter reading computer program with underground utility supply per proposal attached.

13. ACTION/DISCUSSION: Consider and Act on resolution 101221 adopting the Hunt County New voting system.

Mayor Pro Tem made the motion on resolution 101221 adopting the Hunt County New Voting system. Councilman Clements seconded the motion. The motion passed 4-0.

*(Information over the new voting equipment; Vendor is Hart Inter Civic; equipment is verity voting touch writer duo, DUO Scan and DUO Controller. Part of the election process is that the equipment will be used in it will be used for the entire election process to include early voting, by mail, election day, and provisional ballots. The voting equipment will be used for any election held.)*

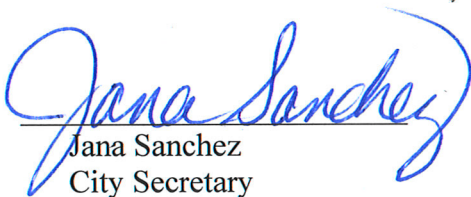
14. ADJOURN


Councilman Bentley motion to adjourn the meeting. Councilman Verity seconded the motion. The motion passed 4-0. The meeting was adjourned at 6:39pm.

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 Open Session following the conclusion of the Executive Session.

This is to certify that I, Jana Sanchez, posted this agenda in the locked, public notice box facing the outside, and on the City Hall bulletin board, by 5:00 p.m., on Friday, October 8, 2021.

SEAL:

  
Jana Sanchez  
City Secretary

  
Ron Olson  
Mayor