

MINUTES
Regular City Council Meeting
August 13, 2024 - 6:00 p.m.

Present: Mayor Chris Davies, Mayor Pro Tem Cody Hawkins
Council Members: John Verity, Shawn Bentley, Lori Howell, Justin Poppelreiter
City Attorney: Susan Thomas
City Manager Matt McMahan
City Secretary Becky Pattillo
Finance Director Stacy Smith
Building Official Josh Kinnick
Public Works Director Paul Miller
Assistant to the City Manager Joel Richardson
Police Chief Kimbre Collier

Absent: None

1. Call to Order:

Mayor Chris Davies called the meeting to order at 6:00 p.m.

2. Invocation:

Building Official Josh Kinnick gave the invocation.

3. Approval of Minutes from the regular meeting of July 9, 2024:

Council Member Justin Poppelreiter made the motion to approve the minutes of the July 9, 2024, meeting as read. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

4. Presentation to City Council by members of the Public. (To be conducted as close to 6:05 p.m. as possible with a three-minute limit per person. This period is reserved for citizens to discuss items that are not on the listed agenda. The response to Public Comments will be limited to: (1) A statement of fact or policy; (2) Direction to take up the issue with a City Staff Member; or (3) an offer to place the item on a future City Council agenda:

Ruth Meraz, owner of Si Senior, came forward and inquired about the food trucks and what permits were needed.

Misty Clary, owner of Fox Nutrition, came forward regarding the food trucks and explained that the problem was that there were so many coming in on Friday and Saturday, but no one knows who they are or where they came from and there was no benefit to Caddo Mills and most didn't have or display health permits. She felt that they should have to comply with the requirements of the City and asked that that be looked into.

5. REPORTS:

- a. Financials including Accounts Payable**
- b. Court**
- c. Public Works/Engineering/Parks Update**
- d. Police**
- e. Fire**
- f. Building Services**
- g. Economic Development Corporation**
- h. Airport**
- i. City Manager**

6. Presentation of Proclamation declaring September 2024 as Suicide Prevention Month:

Mayor Chris Davies presented a Proclamation to American Legion Post 100 Commander Jim Watson.

7. Discussion and Possible Action taken on Home Rule Charter:

City Attorney Susan Thomas stated that they were presented with the proposed Charter by the Charter Commission, the financial advisor had made a couple of changes, and Council had amended the term limits and added alcohol sales in residential areas.

Mayor Pro Tem John Verity made the motion to approve the Charter with the amendments. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. Consideration of Resolution Ordering a Special Election to be held on November 5, 2024, for the purpose of establishing a Home Rule Charter:

Mayor Pro Tem John Verity made the motion to approve the resolution ordering the special election. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

9. Consideration of Resolution approving Contract for Election Services between the City of Caddo Mills and the Hunt County Election Administrator's Office:

Mayor Pro Tem John Verity made the motion to approve the resolution. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

10. Discussion and Possible Action taken on Wastewater Treatment Plant screen improvements per attached proposal:

City Manager Matt McMahan stated that this was for design and administration of a new bar screen at the sewer plant

City Engineer Eddy Daniel stated that as the City grows, so do the solids. The bar screen that was there to separate the solids, was a manual screen and needed to be raked more often or the plant would back up. They were proposing an automatic bar screen that would continuously rake the solids and prevent potential back up.

Mayor Pro Tem John Verity made the motion to approve the screen improvement process. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

11. Discussion and Possible Action taken on simple plat for Scott Clements property:

Building Official Josh Kinnick stated that this was for a piece of property that was going to include a restaurant and needed to be platted separately.

Council Member Shawn Bentley made the motion to approve the simple plat as presented. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

12. Discussion and Possible Action taken on purchase of Ground Storage back up pump per attached proposal:

City Engineer Eddy Daniel stated that there are currently two booster pumps at the pump station that were used to pump water that we purchased from Greenville into our system. The challenge was that recently one pump went out and if the second pump were to go out we would really be in trouble. He continued that they were proposing that the City buy a spare pump just in case one goes out, there was one to go in, because it wasn't always an easy fix if one needed to be repaired and in the summer time it was a serious problem if one pump went down.

City Manager Matt McMahan added that even though the second pump had been repaired, but they were considering this an emergency.

Mr. Daniel added that the pumps needed to be special ordered because they had to be designed specifically to our pump station and it would take about six weeks to come in. He continued that his recommendation was that they consider it an emergency and purchase the pump.

Mayor Pro Tem John Verity made the motion to approve the purchase of the back up pump as recommended. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

13. Discussion and Possible Action taken on Ordinance amending Chapter 3, Article 2, Residential Code to include Residential Rental Inspection Regulations:

No action taken.

14. Discussion and Possible Action taken on a Contract with P3 Works, LLC, for Administrative Services related to Tax Increment Reinvestment Zone (TIRZ) No. 2:

Joel Richardson, Assistant to the City Manager, stated that this was an agreement with P3 Works to provide administrative services for TIRZ No. 2.

Mayor Pro Tem John Verity made the motion to approve the contract with P3 Works. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

15. Discussion and Possible Action taken on a Contract with P3 Works, LLC, for Administrative Services related to Tax Increment Reinvestment Zone (TIRZ) for Stroope Ranch:

Joel Richardson stated that this was for Stroope Ranch.

Mayor Pro Tem John Verity made the motion to approve the contract with P3 Works for administrative services. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

16. Discussion and Possible Action Taken on a Resolution authorizing the City Manager to negotiate and execute on behalf of the City a TIRZ Reimbursement Agreement between the City, TIRZ No. 1 Board of Directors, and Oak National Development, LLC, for the reimbursement of certain eligible public infrastructure costs as provided in the TIRZ Final Plan / Fox Landing / Altura Homes:

Mary Petty, P3 Works, explained that they already had a water line agreement and were going to have to add another agreement for the other infrastructure, but it didn't make sense to have two agreements. This agreement would set the roadmap for what they were going to do, what they were going to pay for and how much they were going to pay.

Mayor Pro Tem John Verity made the motion to approve the amendment. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

17. Discussion and Possible Action taken on a Resolution accepting a petition to create the Fox Landing Public Improvement District and calling a public hearing; authorizing the issuance of notice by the City Secretary regarding the public hearing; and providing an effective date:

Mary Petty, P3 Works, explained that they had approved the development agreement related to this project at the last meeting and this was the first requirement to create the PID.

Mayor Pro Tem John Verity made the motion to approve the resolution accepting the petition and calling a public hearing. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

18. PUBLIC HEARING – Discussion and Possible Action taken on approval of a Resolution authorizing the creation of a public improvement district to be known as the Brushy Creek Public Improvement District, and ordering public improvements to be made for the benefit of such district:

Ms. Petty explained that they had called for the public hearing at the last meeting, the notice of the public hearing had been mailed out to the property owner, and the

notice had gone to the newspaper. This would create the boundary and then there would be other steps that would be brought before them at future meetings.

Mayor Davies opened the public hearing at 6:23 p.m.

With no one coming forward to speak for or against the PID, Mayor Davies closed the public hearing at 6:24 p.m.

Mayor Pro Tem John Verity made the motion to approve the resolution for the creation of the PID. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 19. Discussion and Possible Action taken regarding amending the Planned Development (PD) Ordinance for the Pit Stop, located at 5115 FM 1565 including (1) an amendment to Exhibit B, Development Standards, Section D.2.c to correct the number of allowed lots in the RV Park, changing Phase 1 Lot count from 148 to 150 and adding Phase 2 RV lot count of 120 and (2) an amendment to Exhibit C, Concept Plan, to relocate Phase 1 commercial development and to move the Event Area, Tiny Homes and Golf Driving Range from Phase 1 to Phase 2:**

After lengthy discussion about the changes that are continuously made by the developer and nothing happening, Mayor Pro Tem John Verity made the motion to deny the PD amendment and leave the development agreement as it is. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

- 20. 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:**

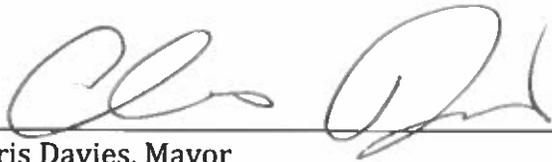
- (a) Section 551.071 Consultation with Attorney on a manner in which the duty of the City Attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act:
- (b) Section 551.072 Real Property: Deliberate the purchase, exchange, lease, or value of real property:
- (c) Section 551.087, Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Caddo Mills and with which the City is conducting economic development negotiations; and to deliberate the offer of a financial or other incentive to the business prospect:

(d) Section 551.074, Personnel Matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

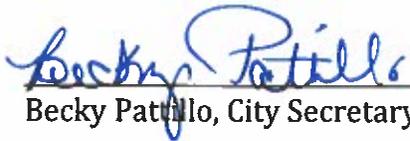
No Action Taken.

21. Reconvene to Open Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider any action needed on matters discussed in Executive Session:

22. Adjourn:
The meeting was adjourned at 6:56 p.m.



Chris Davies, Mayor



Becky Patillo, City Secretary

9/10/2024

Date