

MINUTES
Special City Council Meeting
September 24, 2024 – 6:00 p.m.

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

Absent: Council Member Justin Poppelreiter

1. Call to Order:

Mayor Chris Davies called the meeting to order, and Building Official Josh Kinnick gave the invocation at 6:00 p.m.

2. PUBLIC HEARING: Discussion and Possible Action taken on Ordinance 092424 Adopting Tax Rate of \$.484999 per \$100 of valuation for Fiscal Year 2024 – 2025:

Mayor Chris Davies opened the public hearing at 6:00 p.m., with no one coming forward to speak for or against the tax rate, Mayor Davies closed the public hearing at 6:01 p.m.

City Manager Matt McMahan stated that the tax rate could have gone down a little more, but if they kept dropping the rate, they would never have anything. With the property values going up, it was a tax increase, because we would get more revenue.

Mayor Pro Tem John Verity made the motion to approve Ordinance 092424 adopting a tax rate of \$.484999 per \$100. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

3. Discussion and Possible Action taken adopting Resolution of the City of Caddo Mills ratifying the property tax revenue increase reflected in Fiscal Year 2024 – 2025 Budget:

Council Member Cody Hawkins moved that the property tax rate be increased by the adoption of a tax rate of \$.484999, which is effectively a 6.635 percent increase in the tax rate.

Mayor Pro Tem John Verity seconded the motion, resulting in a unanimous vote.

- 4. Discussion and Possible Action taken adopting a Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with TxDOT Aviation for fuel tank and POS system at the Caddo Mills Municipal Airport:** Airport Manager Phil Eaton explained that the City Council had approved the expenditure, but TxDOT required the resolution that authorized the City Manager to enter into the agreement. He continued that they had already spent the money on the fuel tank but hoped that they would get some of the money back through the AFA.

Mayor Pro Tem John Verity made the motion to approve the resolution for the AFA for the fuel tank and the POS. Council Member Lori Howell seconded the motion, resulting in a unanimous vote.

- 5. Discussion and Possible Action taken adopting a Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with TxDOT Aviation for t-hangars at the Caddo Mills Municipal Airport:** City Manager Matt McMahan stated that this was for funding for the t-hangars at the airport.

Mayor Pro Tem John Verity made the motion to approve authorization for the City Manager for the AFT for the t-hangars. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

- 6. Discussion and Possible Action taken adopting a Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with TxDOT Aviation for ALP at the Caddo Mills Municipal Airport:** City Manager Matt McMahan explained that the ALP was a master plan and the last one had been done in 2010, so it was due, but it was a cost of about \$327,000.00, but they were hoping to get 90% of that back from the agreement. He continued that the master plan would take the city through the next ten to fifteen years and that the master plan was required by TxDOT and the FAA.

Mayor Chris Davies added that it couldn't be built if it wasn't listed in the master plan. He added that the master plan was being updated to reflect what they plan to do in the next ten years.

City Manager McMahan added, "This airport is fixing to take off."

Mayor Pro Tem John Verity made the motion to deny the City Manager's pun and accept the resolution for the AFA on the ALP. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

7. Discuss and Consider adoption of a Resolution of the City of Caddo Mills, Texas approving a Development Agreement between the City of Caddo Mills and Megatel and authorizing the City Manager to execute the agreement:

City Manager Matt McMahan stated that we had been working with Megatel for over two years and they were finally close to reaching an agreement.

Mary Petty, P3 Works, stated that there was one change to the TIRZ agreement that she wanted to walk Council through. The only thing left to do was to make sure that the document matched what we said we were going to do. She continued that if they were to approve it, the motion would be to authorize the City Manager to execute the document after everyone involved signs off on the document changes.

Council Member Shawn Bentley asked if she would explain the concept of buying down of the PID assessment from the TIRZ. Ms. Petty responded that the PID assessment is placed on the property and each lot gets a PID assessment and it might be \$1,000. The developer needs to buy the assessment down to \$850 because of market constraints, but they had enough costs that it warranted them being able to levy that much to get reimbursed. It is a component where we were willing to do this because they were hauling all that water all the way over. The PID can't pay for the water because it wasn't eligible, so there were other costs they were looking at that they could get reimbursed for. The homeowner is the one who will see that their levy was \$1,000, but they were only paying \$850 because part of the property taxes they pay to the city every year got sent back to their account, so they got a cut.

After a short discussion, Mayor Pro Tem John Verity made the motion to adopt the resolution subject to the final sign off by the City Manager, the attorneys and City professionals. Council Member Lori Howell seconded the motion, resulting in a unanimous vote.

8. Discussion and Possible Action regarding a Variance Request from Brad Crumpton on a Petition of Relief concerning ROW Dedication from 12.5 to 0 on Dixie Street, and a 25' to 17' on front and rear, facing FM 36 and abutting house to rear, for the property located at approximate 0.643-acre portion of Hunt CAD Property ID 53656, S5560 Williams Subdivision BLK 1 Lot 8-11, .643 acres (AKA OT of Caddo Mills Lt 7B (PT of 7-10)), commonly known as 2216 Dixie Street:

Building Official Josh Kinnick reminded the Council that they had voted at the last meeting to separate the zoning of the property and leave the duplex as residential and change the vacant lot to commercial. They were in the process of having the lot re-platted, but because of the setback issues and the way the road came into the property, there wasn't enough room for a building and parking.

Mr. Kinnick continued that the streets in the downtown area were very narrow and to attract business, we were going to have to make some allowances. He continued that this was how the attorney had recommended this be done.

Mayor Pro Tem John Verity asked if this would be another instance where they grant the variance and find out later that it really doesn't fit. Mr. Kinnick stated that was why this was being done so that we make sure that it fits and there aren't any problems in the future.

Council Member Shawn Bentley asked if there was a way to convert Railroad Street to one-way. Mr. Kinnick stated that may be a possibility, but they were trying to give the owner the most options to park and to deal with issues without further congesting 36.

Mayor Pro Tem John Verity stated that the plan was to put ten businesses in a 300-foot diameter on either side and if every business has one car that visits them, with an employee and a visitor, you have at least 50 cars right there.

Council Member Lori Howell asked how many businesses were planned for the project and how many parking places. The answer was four businesses with 1200 square feet each and altogether there would be 14 parking spaces.

City Manager Matt McMahan stated that the developer had dealt with the City Engineer on the entire project. Council Member Lori Howell stated that they would need to get creative as Caddo Mills grew.

After a short discussion, Mayor Pro Tem John Verity made the motion to approve the variance request. Council Member Lori Howell seconded the motion, resulting in a unanimous vote.

9. Discussion and Possible Action regarding a Variance Request from Tony Neal on a Petition of Relief per the subdivision ordinance regarding ROW dedication for the property located at Gilmer Street: Property ID: 130384 Legal Description: S5560 Williams Subdivision BLK 15 Lot 9 Acres .1435:

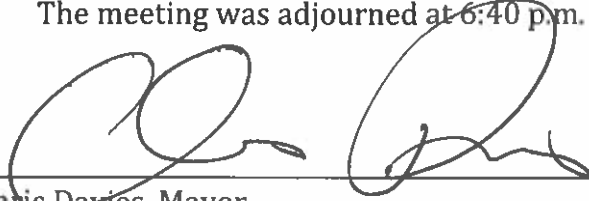
Building Official Josh Kinnick stated that this lot was 5,115 square feet, so it was not a legal lot size for our zoning, which required the lot size to be a minimum of 6,000 square feet. There had been a house on the property, but it had been torn down. Mr. Neal was asking for a variance that would allow him to replace the house on that lot and changing the setback. If they were to leave it as it is, Chisum Street would be in the owner's living room.

Mr. Kinnick stated that were asking that the setbacks be put back at zero, so that Chisum Street could remain where it is and not expand.


Council Member Cody Hawkins made the motion to approve the petition of relief for the property located at Gilmer Street. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

10. Adjourn:

The meeting was adjourned at 6:40 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

10/8/2024

Date