

MINUTES
Regular City Council Meeting
October 8, 2024 – 6:00 p.m.

Present: Mayor Chris Davies, Mayor Pro Tem John Verity
Council Members: Cody Hawkins, Shawn Bentley, Justin Poppelreiter
City Attorney: Susan Thomas
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 Lori Howell

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 September 10, 2024 and the special meeting of September 24, 2024:

Council Member Cody Hawkins made the motion to approve the minutes of September 10 and 24, 2024 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:

No one came forward.

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. Discussion and Possible Action taken adopting Personnel Policy related to Governor Greg Abbot's directive and Senate Bill 1893:

City Manager Matt McMahan explained that this was a policy that was required for the city to pass banning the installation and use of TikTok on city-owned electronic devices.

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

7. Consideration of Request from the Caddo Mills Economic Development Corporation for approval of expenditure in an amount not to exceed \$10,500 for the construction of a fence at 2404 2nd Street:

No action taken.

8. Consideration of Request from the Caddo Mills Economic Development Corporation on Independent Contractor Agreement between Caddo Mills EDC and John Hubbard dba Third Future, LLC:

Mayor Pro Tem John Verity made the motion to approve the agreement with John Hubbard and the EDC. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

9. Discussion and Possible Action taken on Resolution nominating Paul Painter to the Hunt County Appraisal Board of Directors:

City Manager Matt McMahan stated that Mr. Painter has represented the City for several years and this was to renominate him to the board.

Mayor Pro Tem John Verity made the motion to nominate Paul Painter to the Hunt CAD board of directors. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

10. Discussion and Possible Action taken on Purchase of .304 acres from the Thomas Estate Property ID 110486:

Assistant to the City Manager Joel Richardson stated that this was the property behind the bank and the fire station. They planned to install additional parking for the downtown area. He added that it was appraised at \$42,000 and the City was paying half of the amount and the Thomas family was donating the other half.

Mayor Pro Tem John Verity made the motion to approve the purchase of the Thomas Estate property. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

11. Discussion and Possible Action taken on Electrical for Hangars at the Caddo Mills Municipal Airport:

City Planner Eddy Daniel stated that they had received five different electrical quotes from CR Fabrication, who is also the general contractor on the hangar project. The lowest total was \$222,312.25 and he felt that it was a reasonable request and he wrote a recommendation letter for the approval of the change order for the electrical.

Mayor Pro Tem John Verity made the motion to approve the recommendation from engineering for the electrical at the airport. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

12. Discussion and Possible Action taken on Fee Schedule for the Caddo Mills Municipal Airport:

Assistant to the City Manager Joel Richardson stated that the Airport Board had met and came up with rates they should charge based on a comparison of airports like Caddo Mills.

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

13. PUBLIC HEARING, Discussion and Possible Action taken on Ordinance amending Chapter 14A "Zoning Ordinance" to adopt regulations related to the Sales of Alcoholic Beverages:

Mayor Chris Davies opened the public hearing at 6:11 p.m.

With no one coming to speak for or against the ordinance, Mayor Davies closed the public hearing at 6:12 p.m.

City Attorney Susan Thomas explained that they had passed the companion ordinance to this at the September meeting. The code needed to be updated to reflect the changes that were made because of the alcohol election, and identify the areas where alcohol sales would be allowed.

Mayor Pro Tem John Verity made the motion to amend Chapter 14A related to the sale of alcoholic beverages. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

14. Discussion and Possible Action taken on a Resolution of the City Council of the City of Caddo Mills, Texas approving a Development Agreement between the City of Caddo Mills and Fieldside Development, LLC (Caddo Mills Crossing) and authorizing the City Manager to execute the agreement:

No action taken.

15. 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:

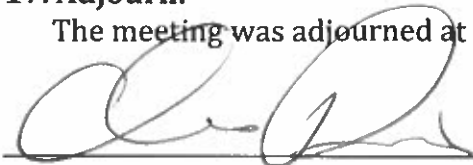
No action taken.

16. 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:

No action taken.

17. Adjourn:

The meeting was adjourned at 6:17 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

11/12/2024

Date