

MINUTES
Regular City Council Meeting
November 12, 2024 – 6:00 p.m.

Present: Mayor Chris Davies, Mayor Pro Tem John Verity
Council Members: Cody Hawkins, Shawn Bentley, Justin Poppelreiter, Lori Howell
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: 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 October 8, 2024:

Mayor Pro Tem John Verity made the motion to approve the minutes of the October 8, 2024 meeting as read. Council Member Justin Poppelreiter 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:

Amy Goodman came forward stating that she supported the downtown businesses but there were still issues with the abandoned buildings. She added that she was part of the Caddo Mills Chamber of Commerce and asked if a member of the City Council could attend ribbon cuttings for the new businesses when they were scheduled. She also asked Vanessa Pope, who took care of the little pantry outside of the Methodist Church and the one in front of the middle school, if she saw a need for a third little pantry at Hanchey Park. She continued that Ms. Pope thought it was a great idea if the Council would allow it.

City Manager Matt McMahan asked Ms. Goodman to have Ms. Pope contact him.

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. 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:

EDC Consultant John Hubbard stated that this item was on the agenda last month, but they wanted to give local companies the opportunity to bid it. The lowest bidder had been Galaxy Contractors, LLC., in the amount of \$9,232.00 and they were asking that Council approve.

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

7. Discussion and Possible Action taken on Resolution Canvassing the Returns and Declaring the Results of the November 5, 2024, City of Caddo Mills Special Election:

City Secretary Becky Pattillo explained that the Special Election was held on November 5 and there was a total of 978 votes or 61.63% in favor of the Charter and 609 votes or 38.37% against the Charter. There were also a total of 425 undervotes, 4 overvotes and out of 19 provisional ballots, only one was accepted. She continued that the motion did pass with 100% of the votes in.

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

8. Discussion and Possible Action taken on Ordinance adopting the Home Rule Charter approved by a majority of qualified voters of the City of Caddo Mills, Texas on November 5, 2024:

City Attorney Susan Thomas explained that all the hard work was behind them and the Charter would take effect upon their vote, with a few administrative things that needed to be done.

Mayor Pro Tem John Verity made the motion to approve the Ordinance adopting the Home Rule Charter. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

9. Discussion and Possible Action taken on a Resolution Casting 65 Votes allocated to the City of Caddo Mills for Hunt County Appraisal District Board of Directors for 2025:

City Manager Matt McMahan stated that they had nominated Paul Painter to represent Caddo Mills. It was now time to vote.

Mayor Pro Tem John Verity made the motion to give 65 votes to Paul Painter. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

10. Discussion and Possible Action taken on Resolution approving an amendment to the Water Sales Agreement with the City of Greenville:

City Engineer Eddy Daniel stated that we bought all of our water from the City of Greenville and the intent was to keep doing that, but our agreement with them was about to expire. Both cities had it on their agenda for consideration tonight and he felt that both would adopt it, but there were two things in the new agreement that he wanted to point out. The first was that according to the TCEQ, all the water that they could give us legally is 600 gallons per minute. We had asked, and they had agreed to do, to put in a stipulation that when it was available, they would give us up to 2500 gallons per minute. They also put a schedule of improvements that they were making to the system that will eventually provide more water for us.

Mayor Pro Tem John Verity made the motion to approve the resolution approving the amendment to the water sales agreement with the City of Greenville pending final approval of the agreement by the City Manager and City Attorney. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

11. Discussion and Possible Action taken on an Ordinance approving an Interlocal Boundary and ETJ Agreement with the City of Greenville:

City Engineer Eddy Daniel stated that this was a prime example of how great the City of Greenville has been to work with. They had been talking to a developer who had a large project, but to come into the City they would create a MUD district, which no one supported, but it was such a large development that it was in multiple jurisdictions and there were some complications that needed to be worked out.

He continued that they had several conversations with the City of Greenville and had worked it out so that the City of Greenville would release their ETJ jurisdiction and the whole project would be in the City of Caddo Mills.

Dr. Susan explained that when the City announced that when we announced last year that our population had reached 5,000, our ETJ was automatically pushed out. It was pushed out into some of Greenville's ETJ and the City of Greenville was releasing that part to us immediately. The part that was between the new boundary line and the creek would be released to us as development and annexations occur. She continued that the other changes were that Greenville had

requested that the roads go to the right-of-way go to the Greenville side and some legal language that said that

Mr. Daniel added that even if the development didn't happen this would give us more growth potential, and there was no obligation on the City.

Mayor Pro Tem John Verity made the motion to approve the agreement with the City of Greenville pending final approval of the agreement by the City Manager and the City Attorney. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

12. Discussion and Possible Action taken on Ordinance amending Chapter 13 "Utilities", Article 13.01 "General Provisions", Section 13.01.003 (c) of the Caddo Mills Code of Ordinances to amend the City's water rates to reflect the increased wholesale water costs from the City of Greenville:

City Engineer Eddy Daniel explained that the City of Greenville was building a new water treatment plant and they were making some other improvements at Industrial Park which would be a benefit to us. They had a water rate study done and decided that they needed to adjust the amount that they were charging utility users to help pay for the improvements that were being made.

The new rate for the wholesale customers was \$5.96, which is a \$2.78 percent increase, which is not far from double our wholesale rate. He had come up with two options for the City of Caddo Mills to offset the new rates. He continued that the City could raise the water rates for customers now do it all at once, or phase it in, do half and comeback and do the remaining half.

City Manager Matt McMahan stated that he didn't want to hit customers with the big bill all at once. He had decided to use the first model and raise the rates in January, get through the summer and do another rate increase in October.

Mayor Pro Tem John Verity made the motion to approve the ordinance amending Chapter 134 "Utilities", Article 13.01 "General Provisions", Section 13.01.003 (c) to reflect the increased wholesale water costs from the City of Greenville. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

13. Discussion and Possible Action taken on Resolution ratifying the acquisition of Wastewater Easements and Temporary Construction Easements for the ORR Sanitary Sewer Utility Project:

City Attorney Susan Thomas explained that City Staff had negotiated a wastewater extension project and needed to acquire easements and the property owners had all

agreed to allow the City to have the easements and the resolution was to allow the conveyance of the property.

Council Member Cody Hawkins made the motion to approve the resolution. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

14. Discussion and Possible Action taken on Resolution authorizing the submission of an application for a \$12,000 grant for License Plate Readers for the Caddo Mills Police Department:

Police Chief Kimbre Collier stated that the grant was for a license plate reader that would help the police department solve crimes. There were three locations picked out for the cameras. If there was an Amber Alert and all that was known that it was a white car, they could pull the cameras and look at all of the white cars that passed through during that time span. The grant was for \$12,000, but the City would have to pay 20 percent of it, but it was only good for a year. We could reapply for the grant, but if it was not approved, the City's cost would be \$12,000 per year.

Mayor Pro Tem John Verity made the motion to approve the submission of the application for license plate readers. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

15. PUBLIC HEARING: Discussion and Possible Action taken on the conditional acceptance of a final plat for Trailstone Ph 7; 54.483 acres out of the Charles B McDonald Survey, Abstract No. 727, the Peter Shanks Survey, Abstract No. 6:56 – 1004, Joseph E Clark Survey Abstract No. 194, Hunt County, Texas, 211 Single Family Lots, 4 Common Areas:

Mayor Chris Davies opened the public hearing at 6:55 p.m.

With no one coming forward to speak for or against the final plat approval, the public hearing was closed at 6:56 p.m.

Mayor Pro Tem John Verity made the motion to approve the conditional acceptance of a final plat for Trailstone Phase 7. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

16. PUBLIC HEARING: Discussion and Possible Action taken on the Ph 8; 49.955 acres out of the Joseph E Clark Survey Abstract No. 194, Daniel Hendley Survey Abstract 457, Charles B McDonald Survey Abstract No. 727, John R Ruble Survey Abstract 892, William R Duval Survey abstract 254, Hunt County, Texas, 205 Single Family Lots, 6 Common Areas:

Building Official Josh Kinnick stated that this was Phase Eight that amenity center. 205 single family lots and we were allowing them to start on the amenity area because there is a lot of development in the area the plan was to give the residents another option of a place to go.

Mayor Davies opened the public hearing at 6:57.

With no one coming forward to speak for or against the project, Mayor Davies closed the public hearing at 6:58.

Mayor Pro Tem John Verity made the motion to accept the Ordinance pending final review of the project by the City Manager. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 17. PUBLIC HEARING: Discussion and Possible Action taken on the conditional acceptance of a final plat for Fox Landing 1A; 4.459 acres out of the Shelby County School Land Survey, Abstract No. 946 and Clemente Bustilla Survey, Abstract No. 49, Hunt County, Texas, 12 Single Family Lots, 2 Common Areas:** Mayor Davies opened the public hearing at 6:59 p.m. With no one coming forward to speak for or against the project, Mayor Davies closed the hearing at 7:00 p.m.

Building Official Josh Kinnick stated that this was Fox Landing to allow them to start building.

Mayor Pro Tem John Verity made a motion to accept the final plat for Fox Landing 1A. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 18. Discussion and Possible Action taken on Resolution granting a voluntary Annexation petition submitted by Chase Becker on behalf of ORR Dallas Greenfield, LLC, owner of approximately 18.287 acres identified as Hunt County Property ID 113528, 113529, and 113531, generally located east of FM 36 and north of Interstate 30, setting a date, time and place for a Public Hearing on the proposed Annexation, authorizing and directing the City Secretary to publish notice of such public hearing; and authorizing and directing City Manager to negotiate and execute a Written Services Agreement with the property owner:**

No Action Taken.

- 19. Discussion and Possible Action taken on Resolution granting a voluntary Annexation petition submitted b Chase Becker on behalf of ORR Dallas NE, LLC, owner of approximately 63.239 acres identified as Hunt County Property IDs 23286 and 123023, generally located west of FM 36 and north of County Road 2628, setting a date, time and place for a Public Hearing on the proposed Annexation, authorizing and directing the City Secretary to publish notice of such public hearing; and authorizing and directing the City Manager to negotiate and execute a Written Services Agreement with the property owner:**

No Action Taken.

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 (Airport Manager):

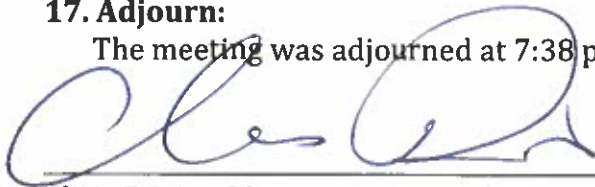
The meeting was adjourned into executive session at 7:01 p.m.

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:

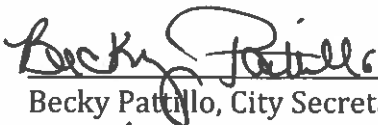
Mayor Davies reconvened the meeting at 7:38 p.m., with no further action.

17. Adjourn:

The meeting was adjourned at 7:38 p.m.



Chris Davies, Mayor



Becky Pattiolo, City Secretary

12/10/2024

Date