

MINUTES
Regular City Council Meeting
February 11, 2025 – 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
Public Works Director: Paul Miller
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 City Council Meeting of January 14, 2025:

Council Member Justin Poppelreiter made the motion to approve the minutes of the January 14, 2025 meeting as read. Mayor Pro Tem John Verity 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

i. City Manager

6. Discussion and Possible Action taken to appoint members to the Caddo Mills Economic Development Corporation:

No Action Taken

7. Discussion and Possible Action taken to accept resignations from current members of the Airport Advisory Board and appoint new members:

City Manager Matt McMahan stated that because of the changes when the city went home-rule, the mayor Chris Davies and Shane Harmon, who doesn't live in the ETJ needed to resign. Member Rod Thomason was also stepping down. He continued that they would add Leonard Chilton and two others, that would be brought to them next month.

Mayor Pro Tem John Verity made the motion to accept the resignations from Chris Davies, Rod Thomason and Shane Harmon and to appoint Leonard Chilton and Jimmy Mendoza to the Airport Board. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. Discussion and Possible Action taken Authorizing Memorandum of Understanding between the Crisis Center of Northeast Texas (CCNETX) and Hunt County Sexual Assault Response Team (SART):

Police Chief Kimbre Collier stated that this was a memorandum of understanding between the Child Advocacy Center and us that allows them to continue to seek grants. She continued that they meet every month to go over cases related to child crimes.

Mayor Pro Tem John Verity made the motion to approve the MOU with the Crisis Center of Northeast Texas. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

9. Discussion and Possible Action taken Authorizing Memorandum of Understanding between the Caddo Mills Police Department and Hunt County for the use of the Hunt County Safety Nexus (HCSN):

Police Chief Kimbre Collier stated that Hunt County was going to a new radio system, which the Council had bought for the PD a while ago. It was supposed to be live on January 1 but had been pushed to the middle of March and could be pushed back further, but there needed to be the MOU in place for us to use their radio system.

Mayor Pro Tem John Verity made the motion to authorize the MOU for the new radios on Nexus. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 10. Consideration of Resolution Authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of eleven cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC:**
City Manager Matt McMahan stated that this was something that we had to do every year.

Mayor Pro Tem John Verity made the motion to approve the participation with the Oncor Steering Committee. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 11. Consideration of Resolution Authorizing membership in the Atmos Cities Steering Committee; and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation:**

City Manager Matt McMahan stated this was the same as the previous item.

Mayor Pro Tem John Verity made the motion to approve the participation with the Atmos Steering Committee. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 12. Discussion and Possible Action taken on Resolution Approving Development Agreement with Code Complete, LLC (Caddo Pointe):**

City Manager Matt McMahan stated that this was the Caddo Pointe Addition that would add 7 – 800 homes that wraps around the new high school.

City Attorney Susan Thomas stated that Council was getting familiar with the different tools that the developers used and this would be an MMD instead of a PID, but was created through a TCEQ application.

Mr. McMahan added that this would also bring TIRZ #2 which was part of this development agreement.

Mayor Pro Tem John Verity made the motion to approve the development agreement with Code Complete. Council Member Justin Poppelreiter seconded the motion.

Council Member Shawn Bentley asked if anything would change with the development agreement if the TIRZ fell through. Mr. McMahan stated that if the TIRZ fell through the whole development agreement would fall apart. They would have to renegotiate, but he didn't anticipate that would happen.

The vote in favor was unanimous.

13. Discussion and Possible Action taken on a Resolution of the City of Caddo Mills, Texas, approving and authorizing the Mayor to execute a Reimbursement Agreement – Fox Landing Public Improvement District – between the City of Caddo Mills and Oak National Development, LLC:

City Attorney Susan Thomas explained that this was between the City and the developer, who was going to fund certain improvements up front. This agreement sets the terms for how the developer gets reimbursed for the upfront funding of those projects.

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

14. Discussion and Possible Action taken on Ordinance Ordering a General Election to be held on May 3, 2025, for the purpose of electing a Mayor for a two-year term; one Council Member to Place 3 for a three-year term; and one Council Member to Place 4 for a two-year term:

City Manager Matt McMahan stated that this was just action to call the election.

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

15. Discussion and Possible Action taken on Ordinance Amending Chapter 6 “Health and Sanitation”, Article 6.04 “Food Establishments” and adding Article 6.04.005 Entitled “Mobile Food Units and Food Truck Park”:

City Manager Matt McMahan explained that they needed to come up with an ordinance that would handle the new surge of businesses wanting to set up in Caddo Mills.

Assistant to the City Manager Joel Richardson stated that we were trying to be fair to the current businesses that were in Caddo Mills. He continued that Sean Pruitt had put in a request for a Food Truck Court and we wanted to incorporate that and still make sure that all of the issues that could come up were handled before they happened. He added that Dr. Susan was reviewing the ordinance and making changes and it should be ready for them to approve at the next meeting.

City Attorney Susan Thomas added that they would see the code amendment, but there would also be a zoning amendment, so that zones that the trucks could be in were identified. She continued that the ordinance was big, and she was breaking it down to create a summary before it was brought to council.

Council Member Justin Poppelreiter asked if they had the ordinance in their packet. Ms. Thomas stated that this was a draft, but that the zoning aspect wasn't in there.

Mr. Richardson added that the ordinance they had was taken from another city and was a starting point for the ordinance we needed to create.

Mayor Pro Tem John Verity stated that based upon what was in the sample ordinance, food trucks like the Dog House and Wells currently don't fit. Mr. McMahan stated that was the reason that the City Attorney was going through it. Mr. Verity asked if they were to approve the ordinance tonight, if Wells would have to move. Mr. McMahan answered that they weren't taking any action on this tonight.

Mayor Pro Tem John Verity made the motion to table the ordinance. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

16. 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:

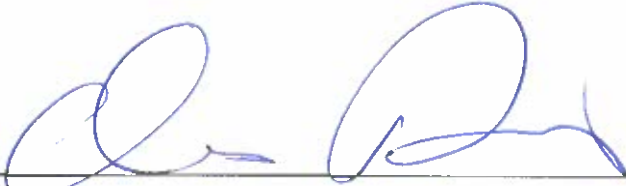
The Council adjourned into Executive Session at 6:18 p.m.

17. 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 7:01 p.m. announcing that no further action needed to be taken.

18 . Adjourn:

The meeting was adjourned at 7:02 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

3/11/2025

Date