

MINUTES
Regular City Council Meeting
March 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
Building Official: Josh Kinnick
Assistant to the City Manager: Joel Richardson
Police Chief: Kimbre Collier
City Engineer: Eddy Daniel

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 February 11, 2025:

Mayor Pro Tem John Verity made the motion to approve the minutes of the February 11, 2025, 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:

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. Presentation of 2024 Racial Profiling Report:

Police Chief Kimbre Collier stated that this was the standard report that they are required to do every year.

7. Consideration and Possible Action taken on Motion to appoint two (2) members to serve as voting directors on the Caddo Mills Municipal Management District No. 1 of Hunt County:

City Manager Matt McMahan stated that this was the DR Horton, Trailstone, Caddo Downs, Stonehaven MMD and they needed to appoint two members to the board, which was something that they did every year.

Mayor Pro Tem John Verity made the motion to appoint Kevin James Parsley and Tammy Fudge as voting directors to the Caddo Mills Municipal Management District No 1. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. Consideration and Possible Action taken on Award of Bid for Construction of a Parking Lot at the Caddo Mills Economic Development Office:

No action taken.

9. Consideration and Possible Action taken on Award of Bid for Milling Asphalt on old Drag Strip Hooten Parks project per attached proposal:

Assistant to the City Manager Joel Richardson stated that this was tied to the Hooten Park and would be used as the matching funds. He continued that there were two bids: one from Rigid Excavation for \$49,000 and the other was from Mike Rogers for \$59,000 and they were recommending that the bid be awarded to Rigid.

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

10. Consideration and Possible Action taken on Award of Bid for Light Pole Removal and Relocation to Hooten Park for park project per attached proposal:

Assistant to the City Manager Joel Richardson stated that they had one bid for \$59,000 and the other for \$65,000 to take the poles down, take them apart, and move them.

Mayor Pro Tem John Verity made the motion to approve the bid from Electric Inc. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

11. Consideration and Possible Action taken on Award of Bid for new Police Vehicle:

City Manager Matt McMahan stated that this was part of the budget that the Council had approved in September and they had received three quotes and that the police chief wanted to go with the bid from Defender Supply for a 2025 Chevy Tahoe in the amount of \$101,202.00, because they were faster at outfitting and providing the vehicle to the department.

Mayor Pro Tem John Verity made the motion to approve the bid from Defender Supply for the purchase of the Tahoe. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

12. Consideration and Possible Action taken on ratifying the Resolution consenting to the creation of the Caddo Pointe Municipal Management District:

City Attorney Susan Thomas stated that they had approved the development agreement last month and as part of the development agreement they had approved the consent resolution that was attached to that development agreement. They needed an actual resolution and specific action on the creation, so they were ratifying what they had approved as part of the agreement.

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

13. Consideration and Possible Action taken on Resolution approving an agreement to amend and ratify the PID Reimbursement Agreement between Fieldside Development, LLC (Caddo Mills Crossing) and the City of Caddo Mills, Texas:

Attorney Thomas stated that this was the third time they had extended the development agreement deadline but they planned to have the development agreement to them at the next meeting. She continued that for a PID, when the developer dedicates infrastructure to the City, if he's going to get reimbursed with PID bonds, there would have to be a PID reimbursement agreement in place before the PID bonds are issued. There was a line in the agreement about finalizing the development agreement and so they were adjusting the date of the deadline.

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

14. Consideration and Possible Action taken on Resolution approving a First Amendment to Development Agreement between Caddo Mills Laguna Land Azure, LLC (Megatel) and the City of Caddo Mills, Texas:

Attorney Thomas stated that this was Laguna Land Azure, but it would now be the Enclaves of the Bahamas and the resolution was to change the name but there was also a minor discrepancy in the legal description in the development agreement that

they are correcting and a few other minor things. They were all being handled with the amendment.

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

15. Consideration and Possible Action taken on Resolution of the City Council of the City of Caddo Mills, Texas, accepting a petition to create the Enclave of Bahamas 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:

City Attorney Susan Thomas stated that this was a housekeeping item to start the PID process.

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

16. Consideration and Possible Action taken on Ordinance canceling the General Election scheduled for May 3, 2025, and declaring unopposed candidates as elected as prescribed in the Texas Election Code:

Mayor Pro Tem John Verity made the motion to accept the certification of the unopposed candidates and approve the ordinance declaring the election cancelled and the unopposed candidates elected. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

17. Consideration and Possible Action taken on Ordinance amending Chapter 4, Business Regulations, by creating Article 4.06 to establish regulations for Mobile Food Units ("Food Trucks") and Mobile Food Unit Parks ("Food Truck Parks"):

City Attorney Susan Thomas stated that this item would talk about the rules for having a food truck and the three categories, permitting fees, health permit, sales permit, where they can set up, parking requirements, and fire safety.

Council Member Lori Howell asked what the main restrictions that they were putting on food trucks. Dr. Susan responded that it was mainly the permitting regulations, fire safety, commissary requirements, parking lot requirements, trash receptacles, and bathroom facilities. They were trying to protect property.

Mayor Pro Tem John Verity made the motion to approve the Ordinance amending Chapter 4. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

18. PUBLIC HEARING – Consideration and Possible Action taken on Ordinance amending Chapter 14A, Zoning Ordinance, by amending Section 24 to add definitions for Mobile Food Unit and Mobile Food Unit Park and by amending

Section 23 to designate the Zoning Districts in which Mobile Food Parks will be permitted:

Dr. Susan explained that this was the zoning portion that would determine where the food trucks and food truck parks would be allowed.

Mayor Chris Davies opened the public hearing at 6:25 p.m. With no one coming forward to speak for or against the ordinance, Mayor Davies closed the public hearing at 6:26 p.m.

Dr. Susan stated that she wanted to point out that all districts where the food truck parks are allowed would require a special use permit.

Mayor Pro Tem John Verity made the motion to approve the zoning ordinance by amending Section 23. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

19. 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, re:

1. City Manager – Transition Plan
2. Annual Audits for City

(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:

1. City Manager

(D) 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 6:27 p.m.

20. 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.

19. Adjourn:

The meeting was adjourned at 7:56 p.m.



Chris Davies, Mayor



Becky Patillo, City Secretary

4/8/2025

Date