

MINUTES
Regular City Council Meeting
April 8, 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 March 11, 2025:**
Mayor Pro Tem John Verity made the motion to approve the minutes of the March 11, 2025, 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 stated that she knew the Parks Initiative was coming up, but she wanted to talk about Hanchey Park because it was in need of a little repair and she had put together a proposal to refresh the park. She continued that she had spoken to Ann Payne and Mor. Hodges at the high school and they had a group of kids who wanted to go to the park. Ms. Goodman stated that if it was alright, she would provide the tools, if the City would provide the funds for the supplies that they would need.

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 and Possible Action taken on Draft Audit for the Fiscal Year ending September 30, 2024:

Leslie Winton, Audit Partner with Wilf & Henderson out of Texarkana, presented the highlights of the fiscal year audit.

7. Consideration of Motion authorizing an Amendment to the Caddo Mills Fire Department Budget:

City Manager Matt McMahan stated that they were just moving money within the Fire Department budget.

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

8. Consideration of Motion appointing Members to the Caddo Mills Economic Development Corporation:

Assistant to the City Manager Joel Richardson stated that the board had three openings and they planned to appoint one person a month for the next three months. They had suggested that the Council appoint Jeb Payne.

Mayor Pro Tem John Verity made the motion to appoint Jeb Payne to the EDC Board. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

9. Consideration and Possible Action taken on Economic Development Grant, Incentive, or Loan to Pamela Bowen Stanley for the purchase of property located at 2404 First Street, Caddo Mills, Texas:

No Action Taken.

10. Consideration and Possible Action taken on Award of Bid for the Construction of Parking Lot at EDC Office:

No Action Taken.

11. Consideration and Possible Action taken on Economic Development Grant for G4 Fitness, LLC (Ed McGuire):

Assistant to the City Manager, Joel Richardson, explained that this was for the building by the airport and G4 Fitness was looking to move in and had asked for a grant to replace the HVAC, the plumbing and insulation in the building and the amount the EDC wanted to award them was \$42,650.

Mayor Pro Tem John Verity made the motion to approve the grant in the amount of \$42,650. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

12. Consideration and Possible Action taken on Economic Development Grant or Incentive Agreement with Brad Crumpton for the development or use of building space located at the Corner of FM 36 and Dixie Street:

Assistant to the City Manager, Joel Richardson, stated that Mr. Crumpton was looking to put in a strip center that would have four units and they were already getting contacted by companies wanting to go in and this was a service we needed badly. The board wanted to support the foundation and parking lot for a total amount of \$112,845.

Mayor Pro Tem John Verity made the motion to approve the grant in the amount of \$112,845. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

13. Consideration and Possible Action taken on Award of Bid for Bar Screen Project on Wastewater Treatment Plant per attached Engineer's Recommendation letter:

City Manager Matt McMahan stated that we had put something on Facebook about the flushable wipes and this should help us with that.

Zach Dawson, Dunaway, stated that the screening structure that was at the plant right now was a manual bar screen and the way it works is that a guy has to go as often as needed and scrape stuff off the screen manually. The bar screen they were proposing would be something that was operating continuously and would eliminate the manual scraping. He continued that they were recommending Summit Solutions in the amount of \$775,000.

Mayor Pro Tem John Verity made the motion to award the bid to Summit Solutions. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

14. Consideration and Possible Action taken on Ordinance amending Chapter 13, "Utilities", Article 13.01 "General Provisions", by amending Section 13.01.003, "Water and Sanitation Fees", to reflect the current rates for Water, Sewer, and Sanitation:

City Manager Matt McMahan stated that this was a housekeeping thing. This ordinance had been approved late last year, but the water meter fees had not been changed.

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

15. Conduct a Public Hearing and consider approval of a Resolution authorizing the creation of a public improvement district to be known as the Enclave of Bahamas Public Improvement District, and ordering public improvements to be made for the benefit of such district:

Mayor Chris Davies opened the public hearing at 6:32 p.m. With no one coming to speak for or against the resolution, Mayor Davies closed the public hearing at 6:33 p.m.

City Attorney Susan Thomas stated that this was the Megatel project and it was ready to start within the next couple of months. This item was the first of several items that would be coming before Council over the next couple of meetings.

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

16. Consideration and Possible Action taken on Resolution approving a PID Reimbursement Agreement between the City of Caddo Mills and Caddo Mills Laguna Azure, LLC (Megatel – Enclave of Bahamas)

Dr. Susan stated that the next couple of items had already been approved by Council, but there was some updating done to the agreements and they had to be individually approved. She added that this was the reimbursement agreement, which defined how the developer would get reimbursed.

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

17. Consideration and Possible Action taken on Resolution approving a 380 Agreement between the City of Caddo Mills and Caddo Mills Laguna Azure, LLC (Megatel – Enclave of Bahamas):

Dr. Susan explained that this was a Chapter 380 agreement that allows Megatel to get reimbursed for some of their sales tax.

Mayor Pro Tem John Verity made the motion to approve the 380 agreement. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

18. Consideration and Possible Action taken on Resolution approving a Development Agreement with Fieldside Development, LLC (Caddo Mills Crossing):

Dr. Susan explained that this one had taken a while and they had done a couple of ratifying extensions and a reimbursement agreement for while the development agreement was finished, but it was finally done and ready for approval.

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

19. Discuss and Consider a Resolution of the City Council of the City of Caddo Mills, Texas, accepting a petition to amend boundaries of the Fox Landing 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:

Dr. Susan explained that they were suppose to create the Fox Landing PID at this meeting, but there were two acres left out of the petition. They were amending the PID tonight and calling a public hearing for a special meeting on April 29 and then it could be created at the next regular meeting.

Mayor Pro Tem John Verity made the motion to amend the boundaries of the Fox Landing PID and call the public hearing. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

20. Discussion and Possible Action taken on a Resolution authorizing the City Manager to negotiate and execute on behalf of the City a First Amendment to Development Agreement between the City and HMH Caddo Mills Land, LP (History Maker Homes):

City Manager Matt McMahan stated that the developer was putting in a new sewer Plant, which we desperately needed, and the permit would be transferred to the City as part of the agreement.

Mayor Pro Tem John Verity made a motion to approve the resolution. Council

Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

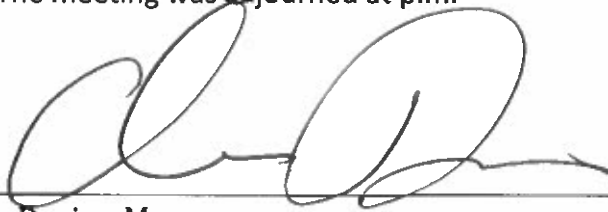
**** The Council recessed into executive session at 6:42 p.m. under 551.071, Consultation with City Attorney on a matter in which the duty of the City Attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act, regarding Agenda Item #9.**

The meeting was reconvened at 7:00 p.m.

Mayor Pro Tem John Verity made the motion to approve Agenda Item 9, the loan to Pamela Bowen Stanley for the purchase of property located at 2404 First Street. Council Member Justin Poppelreiter seconded the motion, resulting in a 4 – 1 vote, with Council Member Shawn Bentley voting against.

21. Adjourn:

The meeting was adjourned at p.m.



Chris Davies, Mayor



Becky Patillo, City Secretary

5/13/2025

Date