

MINUTES
Regular City Council Meeting
June 10, 2025 – 6:00 p.m.

Present: Mayor Chris Davies, Mayor Pro Tem John Verity
Council Members: Cody Hawkins, Shawn Bentley, Justin Poppelreiter, Lori Howell, Mike Wolters
City Attorney: Susan Thomas
City Manager: John Adel
City Secretary: Becky Pattillo
Finance Director: Stacy Smith
Community Services Director: Matt McMahan
Building Official: Josh Kinnick
EDC Director: 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 May 13, 2025:

Mayor Pro Tem John Verity made the motion to approve the minutes of the May 13, 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. Consideration and Possible Action taken on Economic Development Grant for Running W Investments, LLC:

No action taken.

7. Consideration and Possible Action on authorizing Funding Request in the amount of \$4,398.68 to the Senior Center Resources and Public Transit for the FY 2025 – 2026:

City Manager John Adel explained that this was an annual statement that they provided to us that helped to reimburse them with costs for the services that they provide us. They provided almost 10,000 hot meals last year to residents in Caddo Mills and they also provided public transportation. He added that we had supported this in the past and he would recommend that we continued to support it.

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

8. Consideration and Possible Action on a Resolution removing Matt McMahan as an authorized signer for bank accounts and adding John Adel:

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

9. Consideration and Possible Action on ratifying a Professional Services Agreement between the City of Caddo Mills, Texas, and Caddo Prime, LLC and Dosti Partners, LLC concerning reimbursement to the City for professional services incurred in relation to the Caddo Prime Development:

Community Services Director Matt McMahan stated that this was the old drag strip for Caddo Prime and developers were really looking at that spot. He continued that this was a standard PSA that he was recommending approval.

Mayor Pro Tem John Verity made the motion to approve the PSA between the city and Caddo Prime. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

10. Consideration and Possible Action authorizing the City Manager to negotiate and execute a contract with P3 Works, LLC for Professional Services related to the Caddo Prime Development:

Community Services Director Matt McMahan stated that this was for Mary Petty and she wanted a separate agreement with each development.

Mayor Pro Tem John Verity made the motion to authorize the City Manager to negotiate and execute the contract related to Caddo Prime. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

11. Consideration and Possible Action on ratifying a Professional Services Agreement between the City of Caddo Mills, Texas and Kevin and Jessica Baggaley, Bagga Ley, LLC and Baggaley Properties, LLC concerning reimbursement to the City for professional services incurred in relation to the Baggaley Development:

Community Services Director Matt McMahan stated that this was the medical plaza south of the airport. He continued this was another standard PSA.

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

12. Consideration and Possible Action on authorizing the City Manager to negotiate and execute a contract with P3 Works, LLC for Professional Services related to the Baggaley Development:

Mr. McMahan stated that this was the same thing as before but a different developer.

Mayor Pro Tem John Verity made the motion to approve negotiating and executing a contract with P3 Works. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

13. Discussion and Possible Action on a Resolution accepting a Petition Requesting Annexation from Kevin and Jessica Baggaley, Bagga Ley, LLC and Baggaley Properties, LLC to annex approximately 8.019 acres situated in the Shelby County School Land Abstract, generally located South of County Road 2626 and west of FM 1565; setting a Public Hearing for the Annexation; and authorizing staff to negotiate and execute a Written Services Agreement with the property owner:

City Attorney Susan Thomas stated that this was part one of the annexation process. This property was going to have to be re-platted before it could be rezoned, so they were going to go ahead and have the property annexed. All Council was going to do tonight was to accept the petition and call the public hearing and it would be on the July agenda to approve annexation.

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

14. Consideration and Possible Action on approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Caddo Mills, Texas and Caddo 200 Pursuit, LP concerning reimbursement to the City for professional services incurred in relation to the Caddo 200 Development:

Director of Community Services Matt McMahan stated that this was being done by the same developer as Brushy Creek. He was planning for approximately 500 homes, but this was another PSA.

Mayor Pro Tem John Verity made the motion to approve the PSA with Caddo 200 Pursuit, LP. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

15. Consideration and Possible Action on authorizing the City Manager to negotiate and execute a contract with P3 Works, LLC for Professional Services related to the Caddo 200 Development:

Mr. McMahan stated that this was another contract with Mary Petty.

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

16. Consideration and Possible Action on a Resolution determining the costs of certain authorized improvements to be financed by the Caddo Mills Crossing Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Roll; calling a regular meeting and scheduling a public hearing for July 8, 2025, to consider an Ordinance levying assessments on property located within the Caddo Mills Crossing Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters incident and related hereto:

Mr. McMahan introduced Jamie Schulte, P3 Works, who said that this was for Caddo Mills Crossing and they were just setting a public hearing for the next meeting.

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

17. Consideration and Possible Action on a Resolution determining the costs of certain authorized improvements to be financed by the Enclave of Bahamas Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Roll; calling a regular meeting and scheduling a public hearing for July 8, 2025, to consider an Ordinance levying assessments on property located within the Enclave of Bahamas Public Improvement District; directing the filing of the proposed

Assessment Roll with the City Secretary to make available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto:

Jamie Schulte, P3 Works, stated that this was Phase 1, but they would need to call a public hearing for the next meeting. She continued that they were seeking bonds for this project, so there would be an assessment ordinance and a bond ordinance for their consideration on the July agenda.

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

- 18. Consideration and Possible Action on a Resolution approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for “City of Caddo Mills, Texas, Special Assessment Revenue Bonds, Series 2025 (Enclave of Bahamas Public Improvement District Improvement Area #1 Project)”;** and resolving other matters incident and related thereto:

Ms. Schulte stated that if they chose to accept the resolution, they would go out and market the bonds prior to the July meeting so that at the July meeting, Council could authorize the sale of the bonds.

Mayor Pro Tem John Verity made the motion that they approve the form and authorize the distribution of bonds. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 19. Consideration and Possible Action taken on a Resolution setting a Public Hearing regarding the Amendment of the Project Costs of Reinvestment Zone Number One (TIRZ no. 1):**

Ms. Shulte stated that this would authorize the public hearing for the July meeting.

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

- 20. PUBLIC HEARING – amendment to the Comprehensive Plan Future Land Use Map by redesignating an approximate 6.16 – acre trach of land, being situated in the Route 66 Addition, Abstract S4814, and part of Block 1 Lot 2-RA, generally located south of County Road 2162 and north of Highway 66, from Multifamily Residential to Low Density Residential:**

Mayor Chris Davies opened the public hearing at 6:16 pm. With no one coming forward to speak for or against the amendment, Mayor Davies closed the public hearing at 6:17pm.

- 21. Consideration and Possible Action on an Ordinance amending the Comprehensive Plan Future Land Use Map by redesignating an approximate 6.16 – acre tract of land, being situated in the Route 66 Addition, Abstract**

S4814, and part of Block 1 Lot 2-RA, generally located south of County Road 2162 and north of Highway 66, from Multifamily Residential to Low Density Residential:

City Manager John Adel stated that all they were doing tonight was amending the future land use map. There was also a zoning amendment that had been before Planning and Zoning, and they had recommended approval, but that would come to them in July for consideration. This was making sure that the map was changed to allow for the zoning before they acted on it.

Council Member Cody Hawkins made the motion to approve the Comprehensive Plan Future Land Use Map. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

22. Consideration and Possible Action on a Resolution authorizing an update to the Impact Fee Program for Water and Wastewater Facilities and appointing the Capital Improvements Advisory Committee:

City Engineer Eddy Daniel explained that this would cover the update of the impact fees, which hadn't been done in a long time. He continued that one of the things that they would consider was the future land use and make decisions from any modifications from the last time. He added that they would also consider a capital improvement update. They would also have to create an Capital Improvement Advisory Committee to recommend the capital improvement plan and the proposed impact fees for Council to approve.

Director of Community Services Matt McMahan stated that they had approved the funding for this project at the last meeting.

Mr. Daniel added that the norm for most cities was to have the Planning and Zoning Commission act as the Capital Improvement Advisory Committee and they would have several meetings before it ever reached Council for final approval.

Mayor Pro Tem John Verity made the motion to go forward with the plan and appoint the committee. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

23. 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 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; re:

- i. Wholesale Water Service Agreement with Cash SUD
- ii. Water CCN Transfer Agreement with Cash SUD

(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 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

24. 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 7:14 p.m. announcing that there was action to take.

Mayor Pro Tem John Verity made a motion to approve the wholesale water service agreement with Cash SUD. Council Member Justin Poppelreiter seconded the motion, resulting in a 4 – 0 vote, with Council Member Shawn Bentley abstaining.

Mayor Pro Tem John Verity made a motion to approve the water CCN transfer agreement with Cash SUD. Council Member Justin Poppelreiter seconded the motion, resulting in a 4 – 0 vote, with Council Member Shawn Bentley abstaining.

25. Adjourn:

The meeting was adjourned at 7:20 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

7-8-2025

Date