

MINUTES
CITY OF CADDO MILLS
Special City Council Meeting
September 16, 2025 – 6:00 p.m.

Present: Mayor Chris Davies, Mayor Pro Tem John Verity

Council Members: Cody Hawkins, Justin Poppelreiter, Shawn Bentley, Mike Wolters

City Manager: John Adel

City Secretary: Becky Pattillo

Finance Director: Stacy Smith

Community Services Director: Matt McMahan

Public Works Director: Paul Miller

Building Official: Josh Kinnick

EDC Director: 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. 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:

Betty Rector, came forward concerned about her neighbor's tree hanging over her house. Building Official Josh Kinnick stated that he would go and check it out.

At this time City Council recessed into Executive Session: 6:05 p.m.

4. Public Hearing on a proposed tax rate, levying Ad Valorem Taxes for the Fiscal Year 2025 – 2026 on all taxable property within the corporate limits of the City of Caddo Mills as of January 1, 2025:

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

5. Consideration and Action on Ordinance a proposed tax rate, levying Ad Valorem Taxes for the Fiscal Year 2025 – 2026 on all taxable property within the corporate limits of the City of Caddo Mills as of January 1, 2025, to provide

revenues for the payment of current expenditures. THIS TAX RATE WILL RAISE MORE FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THIS TAX RATE WILL EFFECTIVELY BE RAISED BY 6.5 PERCENT AND RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$14.74:

Mayor Pro Tem John Verity made a motion that the property tax rate be increased by the adoption of a tax rate of 0.484998, which is effectively a 0.19 percent increase in the tax rate. Council Member Justin Poppelreiter seconded the motion. The vote was:

Mayor Pro Tem John Verity: Yes

Council Member Mike Wolters: Yes

Council Member Shawn Bentley: Yes

Council Member Justin Poppelreiter: Yes

Council Member Cody Hawkins: Yes

6. Consideration and Action to Ratify the Ad Valorem Tax Increase Reflected in the 2025 - 2026 Fiscal Year Budget. THE BUDGET WILL RAISE MORE IN TOTAL PROPERTY TAXES THAN LAST YEAR BY \$354,533, WHICH IS AN 11.1% INCREASE FROM LAST YEAR'S BUDGET:

Mayor Pro Tem John Verity made the motion to ratify the ad valorem tax increase reflected in the 25-26 fiscal year budget. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

7. Consideration and Possible Action on awarding a construction contract for park improvements related to City Lakes Park Phase 1 and authorizing the City Manager to execute all related construction contracts and documents related to the project:

EDC Director Joel Richardson stated that bids had been opened for the first phase of the City Lakes Park and there had been a total of nine bidders for the project. The low bid had come from North Rock Construction and City Staff was recommending that the bid be awarded to them.

Mayor Pro Tem John Verity made the motion to award the contract to North Rock Construction. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. Consideration and Action on a Resolution authorizing the Mayor to execute an agreement for Fire, Rescue and Medical Emergency Response services with Caddo Mills Fire Rescue:

City Manager John Adel explained that the agreement had been amended by the City Attorney and the numbers hadn't changed, but legal language had been added. He continued that he had met with Alex and the agreement was acceptable and would go into effect on October 1.

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

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

9. Consideration and action on a Resolution, providing the City's nominee(s) of individuals to serve on the Hunt County Appraisal Board of Directors for four-year terms beginning January 1, 2026:

City Manager John Adel explained that every year the CAD would ask the cities in Hunt County to submit nominations by resolution. There were two openings and they could nominate both Jim Bob Grove and Paul Painter or only one. Paul Painter was on our Planning and Zoning Commission.

Mayor Pro Tem John Verity made the motion to nominate Jim Bob Grove and Paul Painter to serve on the Hunt CAD Board of Directors. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

10. Discussion and Possible Action on an Ordinance amending Chapter 13 "Utilities", Article 13.01 "General Provisions", Section 13.01.003(f) of the Caddo Mills Code of Ordinances to amend the City's water rates for contractors to reflect increased wholesale water costs:

Building Services Director Matt McMahan stated that this was housekeeping because when the fees were adopted late last year, we failed to amend the contractors rate and that was being done now.

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

11. Discussion and Possible Action regarding rescheduling the regular December City Council meeting from December 9, 2025 to December 2, 2025:

Mayor Pro Tem John Verity made the motion to approve rescheduling the regular City Council meeting to December 2, 2025. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

12. 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; and Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public official or employee:

- a. Municipal Judge
- b. Municipal Court Prosecutor
- c. Director of Development Services

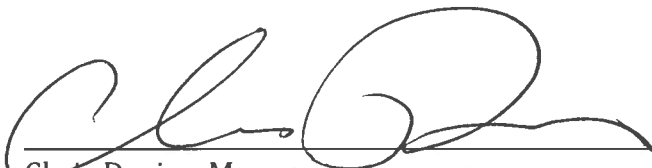
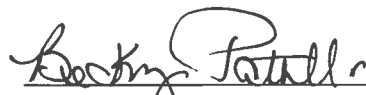
Council adjourned into executive session at 6:05 p.m.

13. Reconvene into 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 6:25 p.m., announcing that there was no action to be taken at this time.

14. Adjourn:

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


Chris Davies, Mayor
Becky Patullo, City Secretary

10-14-2025

Date