

**MINUTES**  
**City of Caddo Mills**  
**Regular City Council Meeting**  
**January 13, 2026 – 6:00 p.m.**

**Present:** Mayor Chris Davies, Mayor Pro Tem John Verity  
Council Members: Cody Hawkins, Shawn Bentley, Justin Poppelreiter, Mike Wolters  
City Attorney:  
City Manager: John Adel  
City Secretary: Becky Pattillo  
Finance Director: Stacy Smith  
Building Official: Josh Kinnick  
Public Works Director: Paul Miller  
EDC Director: Joel Richardson  
Police Chief: Kimbre Collier  
City Engineer: Eddy Daniel

**Absent: None**

- 1. Call to Order:**
- 2. Invocation:**
- 3. Approval of Minutes from the Regular City Council Meeting of December 2, 2025:**
- 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:**
- 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. PUBLIC HEARING – Regarding the annexation of approximately 112.55 acres consisting of Hunt CAD Property IDs 122393, 34748, and 248579, generally located along FM 1565, and situated in the Shelby County School Land, Abstract No. 0946, including tracts 54-4A, 54, and 54-12:**  
Mayor Chris Davies opened the public hearing at 6:13 p.m. With no one coming to speak for or against the item, he closed the hearing at 6:14 p.m.
- 7. Consideration and Possible Action on an Ordinance annexing approximately 112.55 acres consisting of Hunt CAD Property IDs 122393, 34748, and 248579, generally located along FM 1565, and situated in the Shelby County School Land, Abstract No. 0946, including tracts 54-4A, 54, and 54-12; extending the boundary limits of the City so as to include the described property; and adopting a Written Services Agreement:**
- 8. Consideration and Possible Action on an Ordinance establishing a permanent zoning of Planned Development District (PD) on the following approximately 112.549 acre property proposed for annexation and generally located west of FM 1565 and north of I-30, to wit: (1) Hunt CAD Property ID 34748, 49.919 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54, (2) Hunt CAD ID 248579, 61.13 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-12 and (3) Hunt CAD ID 122393, 1.5 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-4A, with Multifamily Residential District (MF), General Commercial District (C-2), and Light Manufacturing/Industrial District (M-1), as the base zoning for the proposed Planned Development, as depicted in the proposed concept development plan and amending the Comprehensive Plan Future Land Use Map by changing the land use designation for said property from Commercial and Low Density Residential to Multi-Family, Commercial and Industrial:**
- 9. PUBLIC HEARING – Regarding rezoning an approximate 2 acre area of land, generally located south of CR 2626 and west of FM 1565, City of Caddo Mills, Hunt County, Texas, to a Planned Development District (PD), to wit: (1) all or part of Hunt County CAD Property IDs 248370, 348371, 248372, 248385, 248386, 248387, and 248380, also known as Lots 5-7 of Block B and Lots 5-7 of Block C of the Fox Landing Phase 1B Addition, being an approximate 0.73 acre area and including adjacent rights-of-way, currently zoning Single Family Residential (SF-1); and (2) all or part of Hunt County CAD Property IDs 248372, 248373, 248374, 248375, 248387, 348388, 348389, 348390, and 248380, also known as Lots 7-10 of Block B and Lots 7-10 of Block C of the Fox Landing Phase 1B Addition, being an approximate 1.06 acre area, including adjacent rights-of-way, currently zoned Agricultural District (A):**
- 10. Consideration and Possible Action on an Ordinance rezoning an approximate 2 acre area of land, generally located south of CR 2626 and west of FM 1565,**

**City of Caddo Mills, Hunt County, Texas, to Planned Development District (PD), to wit: (1) all or part of Hunt CAD Property IDs 248370, 348371, 248372, 248385, 248386, 248387, and 248380, also known as Lots 5-7 of Block B and Lots 5-7 of Block C of the Fox Landing Phase 1B Addition, being an approximate 0.73 acre area and including adjacent rights-of-way, currently zoned Single Family 1 District (SF-1); and (2) all or part of Hunt County CAD Property IDs 248372, 248373, 248374, 248375, 248387, 248388, 348389, 348390, and 248380, also known as Lots 7-10 of Block B and Lots 7-10 of Block C of the Fox Landing Phase 1B Addition, being an approximate 1.06 acre area, including adjacent rights-of-way, currently zoned Agricultural District (A):**

- 11. Consideration and Possible Action on an Ordinance amending the City of Caddo Mills Code of Ordinances by adding a new Article 8.10, entitled "Noise", to Chapter 8 of the Code of Ordinances, Offenses and Nuisances:**
- 12. Consideration and Possible Action on an Ordinance amending the City of Caddo Mills, Code of Ordinances, Exhibit 10A, "Subdivision Regulations", by amending approval procedures for Amending Plats and for Minor Plats:**
- 13. Consideration and Possible Action on an Ordinance amending the City of Caddo**
- 14. Mills, Code of Ordinances, Exhibit 10A, "Subdivision Regulations", by amending**
- 15. approval procedures for Amending Plats and for Minor Plats:**
- 16.**

**7. Consideration and Possible Action on an Ordinance annexing approximately 112.55 acres consisting of Hunt CAD Property IDs 122393, 34748, and 248579, generally located along FM 1565, and situated in the Shelby County School Land, Abstract No. 0946, including tracts 54-4A, 54, and 54-12; extending the boundary limits of the City so as to include the described property; and adopting a Written Services Agreement:**

City Manager John Adel said that staff had been working with the developer and the City Attorney on this project and had gone through the legal requirements and recommended that Council approve the annexation.

City Attorney Susan Thomas stated that the written services agreement was actually the development agreement and it also served as the petition for annexation.

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

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**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 December 2, 2025:**

Mayor Pro Tem John Verity made the motion to approve the minutes of the December 2, 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.** Teddy Reel, Hunt County Judge candidate, came forward and introduced himself to the Council.

**5. Consideration and Possible Action on an Ordinance rezoning Hunt County CAD Property ID 53661 generally located north of Hwy 66 and east of Main Street, being an approximate .48-acre Lot 9B situated in the Original Town of Caddo Mills Hunt County Texas, changing the zoning from Single Family 2 (SF-2) and Neighborhood Commercial District (C1) to Planned Development District (PD) with a base zoning of Neighborhood Commercial District (C1); and amending the Comprehensive Plan Future Land Use Map by changing the land use designation for said property from Low Density Residential to Neighborhood Services:**

No action taken.

**6. PUBLIC HEARING – Regarding amending the Comprehensive Plan Future Land Use Map for the following approximate 112. 549 acre property proposed for annexation and generally located west of FM 1565 and north of I-30 to wit: (1) Hunt CAD Property ID 34748, 49.919 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54, (2) Hunt CAD ID 248579, 61.13 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-12 and (3) Hunt CAD ID 122393, 1.5 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-4A, by changing the future land use designation from Commercial and Low Density Residential future land uses to Multi-Family, Commercial and Industrial future land uses, as depicted in the proposed concept development plan:**

Mayor Davies opened the public hearing at 6:16 p.m. With no one coming to speak for or against the project, the public hearing was closed at 6:17 p.m.

7. **PUBLIC HEARING – Regarding establishing a permanent zoning of Planned Development District (PD) on the following approximate 112.549 acre property proposed for annexation and generally located west of FM 1565 and north of I-30, to wit: (1) Hunt CAD Property ID 34748, 49.919 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54, (2) Hunt CAD ID 248579, 61.13 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-12, and (3) Hunt CAD ID 122393, 1.5 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-4a, with Multi-Family Residential District (MF), General Commercial District (C-2) and Light Manufacturing/Industrial District (M-1) as the base zoning for the proposed Planned Development, as depicted in the proposed concept development plan:**

Mayor Davies opened the public hearing at 6:17 p.m. With no one wanting to speak, he closed the hearing at 6:18 p.m.

8. **Consideration and Possible Action on an Ordinance establishing a permanent zoning of Planned Development District (PD) on the following approximately 112.549 acre property proposed for annexation and generally located west of FM 1565 and north of I-30, to wit: (1) Hunt CAD Property ID 34748, 49.919 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54, (2) Hunt CAD ID 248579, 61.13 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-12 and (3) Hunt CAD ID 122393, 1.5 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-4A, with Multifamily Residential District (MF), General Commercial District (C-2), and Light Manufacturing/Industrial District (M-1), as the base zoning for the proposed Planned Development, as depicted in the proposed concept development plan and amending the Comprehensive Plan Future Land Use Map be changing the land use designation for said property from Commercial and Low Density Residential to Multi-Family, Commercial and Industrial:**

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

9. **PUBLIC HEARING – Regarding rezoning an approximate 2 acre area of land, generally located south of CR 2626 and west of FM 1565, City of Caddo Mills, Hunt County, Texas, to a Planned Development District (PD), to wit: (1) all or part of Hunt County CAD Property IDs 248370, 348371, 248372, 248385, 248386, 248387, and 248380, also known as Lots 5-7 of Block B and Lots 5-7 of Block C of the Fox Landing Phase 1B Addition, being an approximate 0.73 acre area and including adjacent rights-of-way, currently zoning Single Family Residential (SF-1); and (2) all or part of Hunt County CAD Property IDs 248372, 248373, 248374, 248375, 248387, 348388, 348389, 348390, and 248380, also known as Lots 7-10 of Block B and Lots 7-10 of Block C of the Fox Landing Phase 1B Addition, being an approximate 1.06 acre area, including adjacent rights-of-way, currently zoned Agricultural District (A):**

Mayor Davies opened the public hearing at 6:19 p.m. With no one coming forward, the public hearing was closed at 6:20 p.m.

**10. Consideration and Possible Action on an Ordinance rezoning an approximate 2 acre area of land, generally located south of CR 2626 and west of FM 1565, City of Caddo Mills, Hunt County, Texas, to Planned Development District (PD), to wit: (1) all or part of Hunt CAD Property IDs 248370, 348371, 248372, 248385, 248386, 248387, and 248380, also known as Lots 5-7 of Block B and Lots 5-7 of Block C of the Fox Landing Phase 1B Addition, being an approximate 0.73 acre area and including adjacent rights-of-way, currently zoned Single Family 1 District (SF-1); and (2) all or part of Hunt County CAD Property IDs 248372, 248373, 248374, 248375, 248387, 248388, 348389, 348390, and 248380, also known as Lots 7-10 of Block B and Lots 7-10 of Block C of the Fox Landing Phase 1B Addition, being an approximate 1.06 acre area, including adjacent rights-of-way, currently zoned Agricultural District (A):**

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. Consideration and Possible Action on an Ordinance amending the City of Caddo Mills Code of Ordinances by adding a new Article 8.10, entitled “Noise”, to Chapter 8 of the Code of Ordinances, Offenses and Nuisances:**

City Manager John Adel stated that this had been on the agenda last month and wanted to look at it again before acting on it.

City Attorney Susan Thomas stated that they wanted to give authority to the police to enforce this ordinance but didn't want it to be so that something that was obviously offensive, didn't fit the thresholds and they couldn't do anything about it. She continued that it needed to be revised and wanted Council's input.

Police Chief Kimbre Collier stated that right now there was nothing in the ordinances that would allow for police enforcement. This ordinance would change that.

After a short discussion, no formal action was taken.

**15. Consideration and Possible Action on an Ordinance amending the City of Caddo Mills, Code of Ordinances, Exhibit 10A, “Subdivision Regulations”, by amending approval procedures for Amending Plats and for Minor Plats:**

City Manager John Adel stated that there was a category for simple plats, which was being changed to minor plats. They were also changing the language on amended plats, so that both categories could be approved by the City Manager, with a recommendation of the City Engineer.

Dr. Susan stated that she had recommended that he also be given the authority to deny the request. The ordinance had been rewritten so that he could approve or deny, giving the applicant an appeal process that will go to the P & Z and then back to Council.

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.

**16. Consideration and Possible Action on authorizing Caddo Mills Economic Development Corporation expenditures related to a property improvement grant and Performance Agreement with Car Town Motors:**

EDC Executive Director Joel Richardson stated that Car Town Motors had been one of the largest businesses in Caddo Mills for the past 40 years, and Johathan Balfry, one of the owners, had approached the EDC last month seeking a property improvement grant. He added that the improvements were from \$80,000 to \$100,000, and the EDC had gone through the list of improvements and could approve to give him \$37,500.

Mr. Balfry presented Council with a slide show explaining the improvements that they wanted to make.

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

**17. Consideration and Possible Action on authorizing the Caddo Mills Economic Development Corporation sale of real property and associated Performance Agreement with Mustard Seed Property Management, LLC:**

EDC Executive Director Joel Richardson stated that this was the two acres that the EDC had bought on 1565 that they planned to turn into commercial properties. The EDC had come to an agreement with Mustard Seed Properties. The EDC would sell one of the two acres to them for \$80,000 and would gift the other acre to them with the condition that the property was turned into retail or commercial property by January 2028. The EDC recommended approval.

Mayor Pro Tem John Verity asked what would hold them to putting in a business that would actually pay taxes to the City. Mr. Richardson responded that the owners are local and he felt that wouldn't be an issue. He had spoken to the attorney who said that there wasn't anything that could be done unless they failed to put a retail or commercial business in the property by the January 2028 deadline. He felt that it would go, because there were people who wanted to put in retail in the area, but couldn't personally guarantee that anyone would.

Mayor Pro Tem Verity stated that he liked the idea, but his concern was that there was a return on the investment and businesses were brought that would significantly help provide tax dollars.

Mayor Pro Tem John Verity made the motion to approve the sale of property as requested by the EDC. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**18. Consideration and Action on authorizing the City Manager to execute a Professional Services Contract with Dunaway in the amount of \$1,033,630.80 for Engineering Services related to the Western Regional Wastewater Treatment Plant Project:**

City Manager John Adel stated that they had the proposal from Dunaway and they knew the utility system very well. The City was obligated to construct the first part of the wastewater treatment plant and Megatel was constructing the second part. History Maker had provided the land, which was a part of their TIRZ agreement.

Eddy Daniel, Dunaway, stated that this was a big proposal, but it was a big plant which would produce 250 thousand gallons per day and Megatel would have to construct a plant that would produce 250 thousand gallons per day as well. He added that there would be significant savings if Megatel would build their plant at the same time and discussions had taken place, but no commitment yet. He added that this was about an 18-month project to complete.

City Manager John Adel added that this was eligible for TIRZ reimbursement and bond proceeds could be used and there were other funding options.

Mayor Pro Tem John Verity made the motion to authorize the PSA with Dunaway. Council Member Justin Poppelreiter seconded the motion, resulting in a 4-0 vote, with Council Member Shawn Bentley abstaining.

**19. Consideration and Action on authorizing the City Manager to execute a Professional Services Contract with Dunaway in the amount of \$183,315.21 for Engineering Services related to the SH 66 Lift Station and Sewer Line Improvements Project:**

City Manager John Adel stated that this was another project that we have been talking about for a while. This would provide a lift station and sewer line improvements along 66 and was eligible to use impact fees, TIRZ # 2 funds, and there were bond funds. The City was also looking to get participation from the developers as well for financing this 1.9-million dollar project. This item was for funding the design process.

Mayor Pro Tem John Verity made the motion to approve the execution of a contract with Dunaway. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

**20. Consideration and Possible Action on a Resolution updating the date for the submission of a Grant Application for the FY 2026 SB 224 Catalytic Converter Grant Program:**

Police Chief Kimbre Collier explained that they had taken Joel Richardson off of the application and added City Manager John Adel to it and the paperwork had to be redone.

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

**21. Consideration and Possible Action to authorize City Manager to accept a special warranty deed and execute any and all related documents necessary to effectuate the conveyance of approximately 5.467 acres from HMH Caddo Mills Land, L.P. to the City of Caddo Mills, Texas for the Western Regional Wastewater Treatment Plant:**

Dr. Susan explained that they were close to having the documents ready but the original History Maker project was pre-TIRZ so there was no TIRZ reimbursement agreement. She added that they had built some language in the document that she didn't like and they were being adjusted, but because of the time constrictions, this needed to be approved as soon as it was ready.

Mayor Pro Tem made the motion to approve the special warranty deed as it is. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**22. Consideration and Possible Action on a Resolution regarding appointments to the Zoning Board of Adjustment:**

No action taken.

**23. Consideration and Possible Action on a Resolution regarding appointments to the Substandard Structures Rehabilitation Board:**

No action taken.

**24. 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 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:**

**1. City Manager**

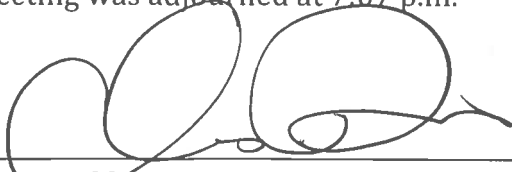
No action taken.

**25. 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.

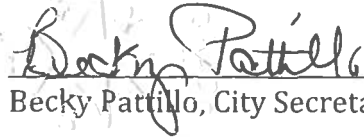
**26. Adjourn:**

The meeting was adjourned at 7:07 p.m.



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Chris Davies, Mayor



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Becky Pattillo, City Secretary

2-10-2024

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Date