

**MINUTES**  
**Regular City Council Meeting**  
**August 8, 2023 – 6:00 p.m.**

**Present:** Mayor Chris Davies, Mayor Pro Tem Cody Hawkins  
Council Members: John Verity, Shawn Bentley, Lori Howell, Justin Poppelreiter  
City Manager Matt McMahan  
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  
Fire Chief Alex Stead

**Absent:** None

**1. Call to Order:**

Mayor Chris Davies called the meeting to order at 6:08 p.m.

**2. Invocation:**

Building Official Josh Kinnick gave the invocation.

**3. Approval of Minutes from the regular meeting of July 11, 2023, and the special meeting of July 14, 2023:**

Council Member John Verity made the motion to approve the minutes of the July 11, 2023, regular meeting and the special meeting of July 14, 2023. Mayor Pro Tem Cody Hawkins seconded the motion, resulting in a unanimous vote.

**4. Public Comment: This is an opportunity for the public to address the Council on any matter that is not on the agenda. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. The Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose the item be placed on a future agenda. (Tex. Govt. Code §551.042):**

Larry Houser reminded the Council about the traffic issues on Joshua Street.

**5. REPORTS:**

- a. Financials including Accounts Payable
- b. Court
- c. Public Works
- d. Police

- e. Fire
- f. Building Services
- g. EDC
- h. City Manager

**6. PUBLIC HEARING and Consideration of Request to establish a Zoning District on a .396 tract of land identified as Property ID 53671, located at 2508 First Street, legally described as S4360 ORIG TOWN OF CADDO MILLS, Blk B Lot 3A, Hunt County, Texas, commonly known as 2508 First Street from Single Family (SF-2) to Commercial (C1):**

Mayor Davies opened the public hearing at 6:18 p.m.

Building Official Josh Kinnick stated that this property was owned by Pam Bowen, a two-story house on First Street, and she was proposing to take the house and turn it into an office-style rooms that could be rented out and had requested the zoning change to be able to do that. City Manager Matt McMahan stated that the Planning and Zoning Commission had met and had approved the request.

The public hearing was closed at 6:20 p.m.

**7. Consideration of Ordinance amending the Caddo Mills Zoning Ordinance and Map to Rezone Property ID 53671, legally described as an approximate .396 acre tract of land situated in the ORIG TOWN OF CADDO MILLS, Blk B Lot 3A, Hunt County, Texas, commonly known as 2508 First Street to Commercial (C1) District:**

Council Member John Verity made the motion to approve the zoning change for the property located at 2508 First Street to Commercial (C1). Council Member Justin Poppelreiter seconded the motion.

Council Member Shawn Bentley stated he was pro-business, but he was concerned about this property and the adjoining lot became if the zoning started to become commercial because of any potential growth of the city in the future, it could force some of the residential areas out and he didn't want to see that happen. City Manager Matt McMahan stated that if the item that they were going to hear next for parking wasn't up for consideration, he would agree 100%. Council Member Lori Howell stated that similar situations had gone before the P&Z and had not been approved and she believed that this situation had passed because of the parking. Mr. McMahan added that the requestor had gone before the P&Z a couple of years ago with the same zoning request and it had failed because she didn't have the parking.

After further discussion, the vote was 4 -1 in favor of the zoning change, with Council Member Shawn Bentley voting against.

**8. PUBLIC HEARING and Consideration of Request to establish a Zoning District on a .217 acre tract of land legally described as Property ID 39831, A0488 HAVINS CATHERINE subdivision, Tract 1001, (AKA BASS ADDN BLK 6 LT 1A)**

**Hunt County, Texas, commonly known as 2511 Highway 66 from Single Family (SF-2) to Light Commercial (C1) District:**

Mayor Davies opened the public hearing at 6:30 p.m.

Building Official Josh Kinnick stated that this property was going to be turned into a parking lot for the previous item.

The public hearing was closed at 6:34 p. m.

- 9. Consideration of Ordinance amending the Caddo Mills Zoning Ordinance and Map to Rezone Property ID 39831, legally described as an approximate .217 acre tract of land situated in the A0488 Havins Catherine Subdivision, Tract 1001 (AKA Bass Addition Blk 6 Lot 1A), Hunt County, Texas, more commonly known as 2511 Highway 66 to Light Commercial (C1) District:**

Council Member John Verity made the motion to approve the zoning request.

Council Member Justin Poppelreiter seconded the motion, resulting in a 4-1 vote, with Council Member Shawn Bentley voting against.

- 10. PUBLIC HEARING and Consideration of Request to establish a Zoning District on a .506 acre tract of land identified as Property ID 90183, legally described as being in the Williams Subdivision Blk 2 Lot 1A (Pt of 1-2) Hunt County, Texas, commonly known as 2209 Gilmer from Single Family Residence (SF-1) to Light Commercial (C1) District:**

Mayor Davies opened the public hearing at 6:34 p.m.

Building Official Josh Kinnick stated that this was another request by Pam Bowen and that she planned to put a strip center in. She was proposing an approximate 5200 square foot building that would provide about 20 parking spaces that could be used for downtown events and an 8 foot screening wall to buffer the residential area.

The public hearing was closed at 6:39 p.m.

- 11. Consideration of Ordinance amending the Caddo Mills Zoning Ordinance and Map to Rezone Property ID 90183, legally described as an approximate .506 acre tract of land situated in Williams Subdivision Blk 2 Lot 1A (Pt of 1-2), Hunt County, Texas, more commonly known as 2209 Gilmer, to Light Commercial (C1) District:**

Council Member John Verity made the motion to approve the zoning request as presented. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 12. PUBLIC HEARING and Consideration of Request to establish a Zoning District on Property ID 229768, legally described as being in the Klaus Ranchettes #3 Blk A Lot 1R, Hunt County, Texas, totaling a certain 4.06-acre tract, more**

**generally described as being located at FM 1903, from Agriculture (AG) to Commercial (C2) District:**

Mayor Davies opened the public hearing at 6:40 p.m.

Building Official Josh Kinnick stated that this was out by the Pilot and the owner of this property was looking to construct an 60 X 80 garage repair shop for semi-trucks.

The public hearing was closed at 6:42 p.m.

**13. Consideration of Ordinance amending the Caddo Mills Zoning Ordinance and Map to Rezone Property ID 229768, legally described as an approximate 4.06 - acre tract of land situated in the Klaus Ranchettes Subdivision, #3 Blk A Lot 1R, Hunt County, Texas, more generally described as located at FM 1903, to Commercial District (C2):**

Council Member John Verity made the motion to approve the zoning request as presented. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**14. Consideration of Resolution finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied:**

Council Member Justin Poppelreiter made the motion to deny the resolution. Mayor Pro Tem Cody Hawkins seconded the motion, resulting in a unanimous vote.

**15. Consideration of Resolution authorizing Defeasance and Redemption of certain of the City's Outstanding Obligations and other Related Matters:**

Mark McLiney, representing SAMCO, explained to the Council that this was a legal requirement, but that the resolution was to pay off future debt and make the tax rate drop.

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

**16. Consideration of Resolution directing Publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation; and resolving other matters relating to the subject:**

City Manager Matt McMahan stated that this was what they planned to use to build hangars out at the airport.

Mark McLiney, SAMCO, explained that to issue the CO's, the Council needed to authorize a notice of intention so that the citizens would be informed that the City planned to borrow money.

Council Member John Verity made the motion to approve the resolution directing the publication of the notice of intention. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**17. Consideration of Engineering Service to design new Ground Water Storage Facility next to Existing Facility on Highway 66, per attached proposal. Funded through Impact Fees:**

City Manager Matt McMahan stated that this was needed so that the City could have water storage.

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

**18. 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: Consultation with Attorney on a matter in which the duty of the attorney to the governmental**

**body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: City Budget**

**(b) Section 551.074 Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of**

**public officer or employee: City Manager**

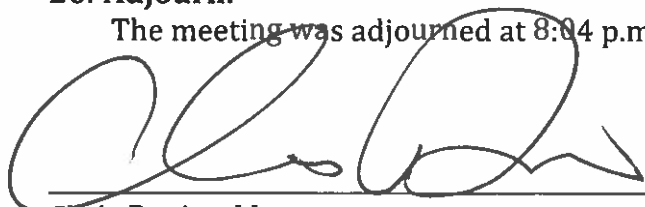
City Council adjourned into executive session at 6:53 p.m.

**19. 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.

**20. Adjourn:**

The meeting was adjourned at 8:04 p.m.



---

Chris Davies, Mayor

*Becky Pattillo*  
Becky Pattillo, City Secretary

---

9-13-2023  
Date

---