



MINUTES

Regular City Council Meeting February 10, 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: Susan Thomas
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:**
The meeting was called 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 January 13, 2026:**
Council Member Justin Poppelreiter made the motion to approve the minutes of the January 13, 2026, meeting as read. Mayor Pro Tem John Verity seconded the motion, resulting in a unanimous vote.
4. **Presentation to the 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, unless otherwise required by law). This period is reserved for citizens to address Council about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Per the Texas Open Meetings Act, the Council is not permitted to act on or discuss any item not listed on the agenda, but Council may respond with a statement of fact or policy. Items suggested for action may be placed on a future agenda, at the Council's sole discretion:**
No one came forward.
5. **REPORTS: (written reports available at City Hall prior to meeting)**
 - 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 of 2025 Racial Profiling Report:

Police Chief Kimbre Collier explained the Racial Profiling Report and that the Caddo Mills PD was in compliance.

7. Consideration and Possible Action on an Ordinance rezoning Hunt County CAD Property ID 53661 generally located north of Highway 66 and east of Main Street, being an approximate .48-acres, Lot 9B, situated in Original Town of Caddo Mills, Hunt County, Texas, changing the zoning from Single Family 2 District (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:

Building Official Josh Kinnick stated that he and the City Manager had been in contact with the property owner and she had submitted other plans, but nothing that had completely satisfied the concerns that Council had. They had done a little research and had found that the plat that was done before the Pardue's bought the land was never filed, so they hoped to come up with something that would be better for everyone. Mr. Kinnick stated that staff was requesting that Council deny this request without prejudice so they could continue to work with the property owner.

Council Member Cody Hawkins asked if the property owner was still stuck on a strip center look. Mr. Kinnick responded that she still wanted to do commercial, but the idea has changed considerably, but there were still some aspects that they weren't comfortable with yet.

Mayor Pro Tem John Verity made the motion to deny this request without prejudice. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. Discussion and Possible Action on a Resolution authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of ten cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC:

City Secretary Becky Pattillo explained that the City belonged to a Steering Committee that advocated on the city's behalf to keep Oncor's costs low. This resolution would allow us to continue as a member.

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

9. Discussion and Possible Action on agreement authorizing the Caddo Mills Economic Development Corporation to partner with The Retail Coach to provide retail and commercial marketing services for the EDC for one year:

Joel Richardson, EDC Director, explained that they had partnered with The Retail Coach two years ago because they provide geographic and retail data, but we were a little early on that. He added that now, with all of the developments that were coming in, it was time to re-engage with them. Mr. Richardson stated that he was going to the ICSC conference next week and The Retail Coach already had some appointments set up to try and entice a business to consider coming to Caddo Mills.

Mayor Pro Tem John Verity asked what the end goal was. Mr. Richardson stated that if he were to call Taco Bell or somebody, they didn't know him and probably wouldn't return his calls. The Retail Coach team talked to these businesses every day and were better able to push Caddo Mills.

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

10. Discussion and Possible Action on a Resolution ratifying the execution of an interlocal cooperation agreement with Hunt County for participation in the Tax Increment Reinvestment Zone Numb Two (TIRZ #2):

City Manager John Adel explained that this was approved by Hunt County in October, but we hadn't done a resolution, this was just to memorialize the agreement.

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

11. Discussion and Possible Action on a Resolution authorizing the City Manager to execute an interlocal cooperation agreement with Hunt Memorial Hospital District for participation in the Tax Increment Reinvestment Zone Number Two (TIRZ #2):

City Manager John Adel stated that the hospital had approved this agreement in December.

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

12. Discussion and Possible Action on Resolution approving TIRZ Reimbursement Agreement with HMH Caddo Mills Land, L.P. and HMH Caddo Mills 65 Land, LLC (History Maker Homes – TIRZ #1):

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

13. Discussion and Possible Action on a Resolution approving TIRZ Reimbursement Agreement with Caddo Prime, LLC; Buckskin Capital, LLC; and Dosti Partners, LLC (Caddo Prime – TIRZ #1):

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

14. 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 the City Attorney had worked on this, and a copy of the draft was in their packet. He handed out another version that had three or four notes that he wanted to go over with them. He stated that the construction hours were set at 7 am to 7 pm Monday through Friday and Saturday from 8 am to 6 pm. He stated that the times were similar to those in surrounding cities but wanted to be sure that Council agreed. Mayor Chris Davies asked if the hours were prohibited on Sunday, to which Mr. Adel replied, “yes.”

Mr. Adel stated that some cities added major holidays to the list that prohibited construction on Thanksgiving, Christmas Eve, Christmas Day, and New Year’s Day. Council agreed to add the major holidays as suggested.

The final question was concerning the definition of daytime hours for landscaping, lawn mowing, trimming, etc. for homeowners. After discussion, the Council decided to leave it as daytime hours.

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

15. Discussion and Possible Action on an Ordinance Ordering a General Election to be held on May 2, 2026, for the purpose of electing a Council Member to Place 5 for a two-year term; one Council Member to Place 1 for a three-year term; and one Council Member to Place 2 for a three-year term:

City Secretary Becky Pattillo explained that this was so that we could have the election in May.

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. Discussion and Possible Action taken on Resolution approving Agreement between the City of Caddo Mills and the Caddo Mills ISD for Joint Election to be held May 2, 2026:

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

17. Consideration and Possible Action on a Resolution providing appointments to the Zoning Board of Adjustment:

No action taken.

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

No action taken.

19. 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:

The meeting was adjourned into executive session at 6:30 p.m.

(a) Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee:

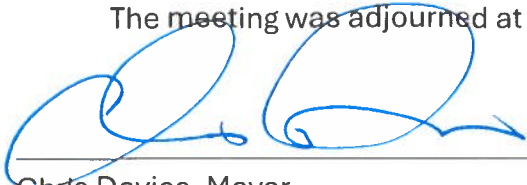
1) City Manager

- 20. 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 Chris Davies reconvened the meeting at 7:12 p.m. announcing there would be no further action.

- 21. Adjourn:**

The meeting was adjourned at 7:13 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

3-10-2020

Date