

MINUTES
Regular City Council Meeting
January 9, 2024 – 6:00 p.m.

Present: Mayor Chris Davies, Mayor Pro Tem Cody Hawkins
Council Members: John Verity, Shawn Bentley, Lori Howell, Justin Poppelreiter
City Attorney:
City Manager Matt McMahan
City Secretary Becky Pattillo
Finance Director Stacy Smith
Building Official Josh Kinnick
Public Works Director Paul Miller
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. Approval of Minutes from the regular meeting of December 12, 2023:**
Council Members John Verity made the motion to approve the minutes of the December 12, 2023, 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. (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
 - d. Police
 - e. Fire
 - f. Building Services
 - g. EDC

h. City Manager

6. Consideration of Resolution approving Contract for Election Services between the City of Caddo Mills and the Hunt County Elections Administrator's Office:

City Manager Matt McMahan stated that this was something that we did every year, we just contracted with the County to run our elections.

Council Member John Verity made the motion to approve the resolution authorizing the contract with the County. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

7. Consideration of Resolution approving Agreement between the City of Caddo Mills and the Caddo Mills ISD for Joint Election to be held May 4, 2024:

Council Member 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.

8. Discussion and Consideration of Motion awarding bid for Airport Hangar Project:

City Manager Matt McMahan stated that the bids had been opened yesterday.

City Engineer Eddy Daniel stated that he had given the Council a recommendation letter and the bid tabulations. He stated that they were for three buildings; one would house 8 hangars and the other two would house 12 hangars, for a total of 32, which was in accordance with the suggestions that Garver had made when doing the plans for the airport expansion project.

Mr. Daniel added that there had been a total of ten firms that had turned in bids, and the low bidder was for a total of \$2,698,496.00 and he was recommending that they award the bid to CR Fabrication.

Council Member John Verity made the motion to award the bid per the City Engineer's recommendation, funded by the 2023 City of Caddo Mills Fund Balance. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

9. Discussion and Consideration of Adoption of Ordinance Amending Chapter 13, Section 13.01.003, Code of Ordinances, regarding Sanitation Fees:

City Manager Matt McMahan stated that the contract with Blackjack Disposal had been signed today, and these were the new costs for trash services. The contract would begin on February 1, but the new costs would go into effect on March 1.

Council Member John Verity made the motion to approve the sanitation fee ordinance as read. Mayor Pro Tem Cody Hawkins seconded the motion, resulting in a unanimous vote.

10. Discussion and Possible Action taken on a Contract with P3 Works, LLC, for Professional Services related to a proposed Municipal Management District (“MMD”) and Tax Increment Reinvestment Zone (“TIRZ”):

City Manager Matt McMahan stated that this was for History Maker Homes and this was housekeeping for Mary Petty and for us because the MMD was easier.

Council Member John Verity made the motion to approve the contract as presented. Mayor Pro Tem Cody Hawkins seconded the motion, resulting in a unanimous vote.

11. 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 on a manner 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, regarding development agreements, developments, and zoning standards.

(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 has received from a business prospect 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:

City Manager Matt McMahan stated that there was no reason for an Executive Session.

12. 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.

13. Adjourn:

The meeting was adjourned at 6:25 p.m.

Chris Davies, Mayor

Becky Pattillo, City Secretary

Date