



CADDO MILLS

MINUTES

Special City Council Meeting

March 24, 2026 – 6:30 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
Building Official: Josh Kinnick
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 6:30 p.m.

2. Invocation:

Building Official Josh Kinnick gave the invocation.

3. Presentation to the City Council by members of the Public. (To be conducted as close to 6:35 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.

4. Consideration and Possible Action on a Resolution setting a public hearing for the voluntary annexation of approximately 53.54 acres being Hunt CAD Property ID 22547, A0157 CADY D C, 48.5490 acres; and Hunt CAD Property ID 250293, S4457 PARSONS ESTATES LOT 2-2 4.9910 acres (PT of 12.341 acres), both generally located south of State Highway 66 and west of FM 1565, and approximately 128.26 acres begin Hunt CAD Property ID 21101, A0049 BUSTILLA CLEMENTE, TRACT 60 123.93 acres, generally located east of FM 1565 and north of Interstate 30; and Hunt CAD Property ID 21082, A0049 BUSTILLA CLEMENTE, TRACT 52, 4.33 acres; commonly known as 3925 County Road 2628 (History Maker Homes):

City Manager John Adel explained that these were the two History Maker tracts and this item would be to set a public hearing for the annexation.

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

5. Consideration and Possible Action on a Resolution approving a First Amendment to Development Agreement by and between the City of Caddo Mills and Code Complete, LLC (Caddo Pointe):

City Attorney Susan Thomas explained that they had approved the development agreement with Caddo Pointe and they were requesting what they thought was generally minimal, and in some cases, better changes in the agreement. She then went over the changes that were requested, with the biggest change was that they wanted construction to go from 100% masonry to 80% masonry.

City Engineer Eddy Daniel added that part of the reasoning was that it was an inset area and it was difficult to brick and keep the roof from leaking. They also wanted to use salt finish on driveways, which was commonly being used in subdivisions. This was a process where they would take the concrete and mix rock salt with it and it would give it an anti-slip resistance and a unique look.

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

Mayor Pro Tem John Verity stated that they had said that every development was different and asked why we didn't have a development standard that was uniform. Dr. Susan responded that they could have a standard, but the negotiations were going to vary because every development was different.

6. Consideration and Possible Action on awarding the City of Caddo Mills Lift Station Improvement Project to the successful bidder and authorizing the execution of construction contracts and related documents:

City Engineer Eddy Daniel explained that they had opened bids on the three lift stations that are getting upgraded, with 2/3 of the project being paid for by developers and 1/3 paid by the City and the development agreements states that they will release their escrow 30 days after it is approved. Mr. Daniel continued The low bidder was presented by Remer and he was recommending that they award the base bid to Remer and also approve the five add alternates, for a total amount of \$2,943,135.00.

Mayor Pro Tem John Verity made the motion to award the lift station to improvement projects to Remer and the five add alternates. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

7. Presentation, Discussion and Possible Action regarding capital project updates and possible future budget amendments related to capital projects included in the FY 25-26 Annual Budget, including Hooten Park improvements (Phase 1 & 2) and City Lakes Park Improvements:

City Manager John Adel stated that Paul had gotten some bids from local folks to dredge out the two ponds and they were ridiculously high and 70 – 80% of the bid was hauling dirt.

City Engineer Eddy Daniel stated that when you clean out a pond, you just scoop out dirt and spread it on site, but this all has to be hauled off. The costs came in at 1.3 million for the south pond and 700 thousand for the north pond, so a total of 2 million dollars just to move silk, which wasn't feasible.

Mayor Pro Tem John Verity asked if there was a way to move it on site. Mr. Daniel responded that there wasn't enough space and there was a tremendous amount of trees. Mayor Chris Davies added that the rule was that they can take out of the creek, but couldn't add to it, so if any of the mud touched the creek, they just violated the rule.

Mr. Daniel stated that their idea was to take care of the sidewalks, the walking trail, and the other stuff and not worry about the silk or the bridge right now because it was just too expensive. City Manager John Adel added that the beaver dam would need to be repaired.

Mayor Pro Tem John Verity made the motion to JP Contractor Inc. in the amount of \$87,560 for repair of the beaver dam and have North Star complete the project.

Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

Hooten Park – City Manager John Adel stated that the approved scope of work for the grant did include the baseball field, so it had to be built. There was a process that they could go through Texas Parks and Wildlife, but it could take months.

City Engineer Eddy Daniel added that Jake McAdams, the grant administrator had said that because phase one the base project was the baseball field it could take up to a year to get the baseball field removed.

After lengthy discussion, involving restrooms, lighting, irrigation, concessions, costs and how to go out for bids on the project, Mr. Daniel recommended that they bid it complete and see what they get. They could also do a reduced option so that they could pick and choose.

Council Member Justin Poppelreiter stated that the savings should be according to what they decided to do to the whole area, not by cutting areas. He wanted to see the whole thing done.

Council agreed to bid out the project complete and then include the line item amounts and see how they could best finance it.

8. Discussion regarding the City of Caddo Mills Comprehensive Plan's goals, recommendations and implementation strategies regarding development standards and the City's priorities for reviewing, updating and implementing strategies and community design standards:

City Manager John Adel presented Council with a slideshow regarding the comprehensive plan and what they felt might be important to include for future plans, standards, and goals for the growth of Caddo Mills.

9. 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 7:35 p.m.

(a) 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 and with which the City is conducting economic development negotiations;

and/or deliberate the offer of a financial or other incentive to the business prospect.

(b) Section 551.071, Consultation with Attorney on a matter in which the duty of the 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:

- 1) Current or contemplated developments and/or development agreements: Caddo's Main, LLC (Pit Stop)
- 2) City Manager

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

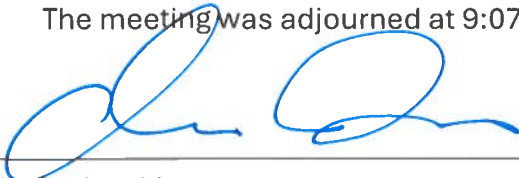
- 1) City Manager

10. 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 Davies reconvened the meeting at 9:06 p.m. announcing there would be no further action.

11. Adjourn:

The meeting was adjourned at 9:07 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

4-15-2024

Date