



CADDO MILLS

MINUTES

City Council Meeting

March 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
Public Works Director: Paul Miller
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 6:00 p.m.

2. Invocation:

Building Official Josh Kinnick gave the Invocation.

3. Approval of City Council Meeting Minutes:

- a. **Regular Meeting – February 10, 2026**
- b. **Special Meeting – February 24, 2026**

Mayor Pro Tem John Verity made the motion to approve the minutes of the February 10 regular meeting and the February 24 special meeting. Council Member Justin Poppelreiter 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 6:35 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:

Christina Perrone, candidate for District Court Judge, introduced herself to the council and gave a short background on herself.

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 and possible action on a Draft Annual Financial Audit for the City of Caddo Mills, for the Fiscal Year ending September 30, 2025:

Leslie Winton, Wilf & Henderson, PC, presented the audit report for the City for the fiscal year ending September 30, 2025.

Mayor Pro Tem John Verity made the motion to approve the audit for the fiscal year ending September 30, 2025. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

7. Consideration and Possible Action on a Resolution approving and authorizing the execution of an Agreement for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) Creation and Administration Services with P3 Works, LLC:

City Attorney Susan Thomas explained that P3 Works now had changed to a master agreement with the City and then for each new PID/TIRZ that came along, there would be a project form agreement that goes underneath the master agreement.

Mayor Pro Tem John Verity made the motion to approve the agreement for the P3 Works, LLC. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. Consideration and Possible Action on a Resolution approving and authorizing the execution of a Project Agreement Form under the Master Services Agreement with P3 Works, LLC for the Caddo 200 PID/TIRZ development project:

City Manager John Adel explained that this was for the Caddo 200 project and it would be the first agreement under the new master agreement.

Mayor Pro Tem John Verity made the motion to approve the project agreement with P3 Works. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

9. Presentation, Discussion and Possible Action regarding capital project updates and possible future budget amendments related to capital projects included in the FY 20-26 Annual Budget, including Hooten Park Improvements (Phase 1 & 2), City Lakes Park improvements, Wastewater capital projects and Water capital projects:

City Manager John Adel stated that he wanted to give an update and there were some decisions that needed to be made because the cost estimates were coming in higher than were anticipated. He then went over the current fund balances and how the pending projects may fit in.

There had been discussion about a bridge at City Lakes Park, but the cost was over 440 thousand so other options were being explored. The silking also needed to be removed, and all of it would need to be hauled off.

City Engineer Eddy Daniel stated that they needed direction because construction of the walkway was already taking place. If they wanted to move forward with the bridge, the contractor installing the walkway would have to be stopped until a bridge or culvert or whatever was installed.

Council Member Justin Poppelreiter asked if it would affect anything if they didn't put the bridge in. Mr. Daniel responded that they were independent ponds now, and that's why one pond always seems to be more or less filled than the other. Mayor Davies asked if they needed to balance the water between the two ponds. Mr. Daniel stated that it was better to do that, but they didn't have to, water could be pumped into both. Council Member Poppelreiter asked if a culvert could be put underneath to help balance the water. A culvert could be put in to balance the levels, but they wouldn't turn over as much, but it would be a lot cheaper.

After further discussion, Council decided to put off a decision on the City Lakes Park project until they had solid numbers for costs for the different options that were discussed.

City Engineer Eddy Daniel stated that for Hooten Park the current design is estimated at 4.6 million dollars, which includes all of the electrical, lighting, irrigation, sidewalks and ballfields. Mr. Daniel added that part of the reason that the cost was so high was that it included a pump station facility but did not include a restroom. There had been discussions about what kind of restroom they wanted to put in or if they wanted to put porta potties out. Council Member Justin Poppelreiter asked if the old restrooms could be renovated. Mr. Daniel responded that one of the restrooms was where the parking would be and the other was not conveniently located.

Mayor Pro Tem John Verity asked if a decision on the design of Hooten Park had to be made now. His answer was no. Verity continued that he thought they should reach

out to CYMSA and get their opinion. Council Member Shawn Bentley stated that the most important thing for now was to get the infrastructure in.

After further discussion, Council decided to bid out the soccer fields and wait on the baseball field and get numbers for the costs.

- 10. Consideration and Possible Action on Approval of property purchase at 2301 Highway 66 (ID# 90163) by the Caddo Mills Economic Development Corporation:** Executive Director Joel Richardson stated that the City had looked at buying this property last year because they thought they might need it for the intersection expansion. The cost at that time was 250 thousand. He continued that the EDC went back last week with a lower offer and it was accepted by the owners. The plan was to purchase and then tear it down for retail development. They hoped to get the two properties that were behind it.

Council Member Shawn Bentley asked if it would be worth it for them to buy this property if they couldn't get the other two properties. Mr. Richardson responded that he would prefer to have the other properties but he still felt it was worth it.

Cody Hawkins made the motion to approve the purchase at 2301 Highway 66. He thought if they didn't someone else would.

Mayor Pro Tem John Verity asked what the timeline for purchasing it and getting it to the ground and everything. Mr. Richardson stated that it could be done in two months.

Council Member Justin Poppelreiter stated that he felt that they needed to put guard rails up on the property buying because he had a bad taste in his mouth. He asked if there was a turnaround time. Mr. Richardson responded that they would be dealing with the marketplace, but he wouldn't think they would have it for very long, but all of the retail places are looking for rooftops.

Mayor Pro Tem John Verity added that they were all very hesitant to say yes to this because it was 175 thousand that they were spending but we're balking at a restroom for the parks and recreation that the difference between is the same amount as this.

Mr. Richardson stated that the goal wasn't to buy this and make a big profit. The goal was to bring business into the City. Per their charter, they looked for three things: property tax, sales tax and jobs.

Council Member Bentley stated that his concern was that it was half an acre, There would have to be parking for whatever was there and on the corner it would be tight. And if they were banking on getting the other two properties and we pay 175 for this but we really need the other two properties to make a deal happen, and the owner now wants 500.

Motion died due to lack of a second. Council wanted to discuss in executive session.

11. Consideration and Possible Action taken on Ordinance canceling the General Election scheduled for May 2, 2026, and declaring unopposed candidates as elected as prescribed in the Texas Election Code:

Council Member Justin Poppelreiter made the motion to declare unopposed candidates Shawn Bentley, John Verity and Cody Hawkins duly elected and to cancel the May 2, 2026 General Election under Section 2.052 of the Texas Election Code. Council Mike Wolters seconded the motion, resulting in a unanimous vote.

12. Consideration and Possible Action on a Resolution providing appointments to the Airport Advisory Board:

Mayor Chris Davies stated that the Airport Board had accepted the resignation from Matt Huch and wanted to appoint Tim Oliver to the vacant seat.

Mayor Pro Tem John Verity made the motion to appoint Tim Oliver to the Airport Advisory Board. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

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

No Action Taken.

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

No Action Taken.

15. Discussion regarding the City of Caddo Mills Comprehensive Plan's goals, recommendations and implementation strategies regarding development standards, housing, parks and recreation, transportation and related elements of the Plan, and the City's priorities for reviewing, updating and implementing said strategies and community design standards:

City Manager John Adel stated that they had started the discussion by looking at their vision and he just wanted to keep the conversation going.

16. **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 551.087, 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.**

Council adjourned into executive session at 7:15 p.m.

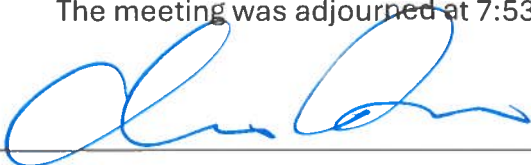
17. **Reconvene to Open Session:** In accordance with Texas Government Code Chapter 551, the City Council will reconvene into Regular Session to consider any action needed on matters discussed in Executive Session:

Mayor Davies reconvened the meeting at 7:52 p.m.

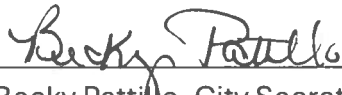
Council Member Cody Hawkins made the motion to approve the EDC purchase of the property at 2301 Highway 66. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

18. **Adjourn:**

The meeting was adjourned at 7:53 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

4-14-2020

Date