



MINUTES

City Council Meeting
May 12, 2026 – 6:00 P.M.

PRESENT: Mayor Chris Davies, Mayor Pro Tem John Verity
Council Members: Cody Hawkins, Shawn Bentley, Mike Wolters
City Attorney: Susan Thomas
City Manager: Matt McMahan
City Secretary: Becky Pattillo
Finance Director – Stacy Smith
Public Works Director – Paul Miller
EDC Director: Joel Richardson
Police Chief: Kimbre Collier
Building Official – Josh Kinnick
City Engineer: Eddy Daniel

ABSENT: Council Member Justin Poppelreiter

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 meeting of April 14, 2026, and the special meeting of April 28, 2026:

Mayor Pro Tem John Verity made the motion to approve the minutes of the April 14 regular meeting and the special meeting of April 28. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

4. Issue Certificates of Election and Administer Oath of Office to Candidates Declared Elected:

City Secretary Becky Pattillo gave the oath of office to re-appointed Council Members Cody Hawkins, Shawn Bentley and John Verity.

5. Consideration and Possible Action on appointment of one Council Member to act as Mayor Pro Tempore from May 2026 – May 2027

Council Member Shawn Bentley made the motion to keep John Verity as Mayor Pro Tem. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

6. 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, 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 sole discretion of the Council. No one came forward.

7. REPORTS (written reports available at City Hall prior to meeting)

- a. Financials including Accounts Payable
- b. Court
- c. Public Works/Engineering/Parks updates
- d. Police
- e. Fire
- f. Building Services
- g. Economic Development Corporation
- h. Airport
- i. City Manager

8. Presentation of Proclamation declaring Motorcycle Safety & Awareness Month:
Mayor Chris Davies presented a proclamation to a local motorcycle community.

9. Consideration and Possible Action taken on Resolution of consent to the requisite inclusion into the Proposed Emergency Services District:
City Attorney Susan Thomas reminded the Council that they had agreed to participate in the ESD a year or so ago, but it didn't move forward and they were trying again. This proposal included both the City and the City's ETJ, and in order to include it and send to an election, the City had to consent to be included.

Dr. Susan continued that it was time to get permission from all of the municipalities in the district. The final step would be to get approval from the Commissioner's Court so that it could go to the voters for approval in November.

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

10. Consideration and Possible Action taken on approving Resolution for the appointment of the presiding Municipal Court Judge:
Police Chief Kimbre Collier introduced Shawn Roten to the Council. Mr. Roten then told the Council a little about his background.

Mayor Pro Tem John Verity made the motion to approve the resolution to appoint Shawn Roten as the presiding Municipal Court Judge. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

11. Consideration and Possible Action taken on Resolution authorizing Police Chief to enter into agreement with the Texas Department of Transportation for the installation and operation of Automated License Plate Recognition Cameras within the TxDOT rights-of-way, and the purchase of a Squad Car:

Police Chief Kimbre Collier explained that she was applying for the license plate recognition grant for the third year. We have 9 total cameras throughout the city now, and they were asking for one more, for money for conferences and for an outfitted squad car; all purchased with this grant. The City would have a 20% matching obligation. She explained that an outfitted squad car was around \$94,000 and they would get it for about \$15,000 if the grant was approved.

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

12. Consideration and Possible Action awarding Bid for State Highway 66 to Gilmer Street Road Improvement Project with Hunt County per Interlocal Agreement:

City Manager Matt McMahan stated that we had an interlocal agreement with Precinct 2 where we pay their labor at their cost and all materials and they donate the machinery and we pay for all materials.

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

13. Consideration and Possible Action on authorizing the Caddo Mills Economic Development Corporation sale of real property and associated Performance Agreement with G4 Fitness, LLC:

EDC Director Joel Richardson stated that this was on 1565 and was the second of three tracts and they were asking permission to sell and sign a performance agreement with G4 Fitness.

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

14. Public Hearing on establishing a permanent zoning of "PD" Planned Development District (PD – Prairie Oak) with an SF-2 Single Family Residential - 2 District base zoning for approximately 128.26 acres proposed for annexation and described as : Hunt CAD ID 21101 A0049 BUSTILLA CLEMENTE, TRACT 69, 123.93 acres and Hunt CAD ID 21082 A0049 BUSTILLA CLEMENTE, TRACT 54, 4.33 acres, generally located east of FM 1565 and north of Interstate 30:

Mayor Davies opened the public hearing at 6:08 p.m.

City Attorney Susan Thomas explained that this was on the April agenda, but due to an error on the P&Z agenda, Council wasn't able to take any action. All of the legal

requirements had now been met and P&Z approved it at the meeting earlier so Council could now consider. She added that she would mention the Ordinance now because it would follow the development regulations that were approved in the development agreement. The concept plan as approved in the development agreement was complete for a single-family residential development.

A resident who lived near the proposed PD came forward expressing concerns about the project and the conditions of the roads. She added that they were promised that the first thing that would happen was new infrastructure would be put in and wondered if that was still happening. City Manager Matt McMahan stated that the road would be put in before anything else happened.

With no one else coming forward to speak for or against the zoning change, Mayor Davies closed the hearing at 6:13 p.m.

15. **Consideration and Possible Action on an Ordinance establishing a permanent zoning of “PD” Planned Development District (PD – Prairie Oak) with an SF-2 Single Family Residential-2 District base zoning for approximately 128.26 acres proposed for annexation and described as Hunt CAD ID 21101 A0049 BUSTILLA CLEMENTE, TRACT 69, 123.93 acres and Hunt CAD ID 21082 A0049 BUSTILLA CLEMENTE, TRACT 54, 4.33 acres, generally located east of 1565 and north of Interstate 30:**

Mayor Pro Tem John Verity made the motion to approve the Ordinance. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

16. **Consideration and Possible Action on a Resolution determining the costs of certain authorized improvements to be financed by the Preserve at Brushy Creek Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Roll; calling a regular meeting and noticing a public hearing for June 9, 2026, to consider an ordinance levying assessments on property located within the Preserve at Brushy Creek Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public in section; directing City Staff to public and mail notice of said public hearing and resolving other matters incident and related thereto:**

Jaime Schulte, P3 Works, explained that they were calling a meeting and a public hearing to be held on June 9 to consider an ordinance levying assessments for the Preserve at Brushy Creek PID.

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

17. **Discussion and Possible Action on Resolution approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for**

“City of Caddo Mills, Texas Special Assessment Revenue Bonds, Series 2026 (Preserve at Brushy Creek Public Improvement District Improvement Area #1 Project):

Jaime Schulte, P3 Works, explained that this was the same as they had done for the other bonds they had approved.

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

18. Discussion and Possible Action taken on a Resolution calling two public hearings on the proposed annexation of a portion of the Interstate 30 (I-30) right-of-way; being approximately 200.00 acres; authorizing and directing City Staff to provide all required public and statutory notices, including notification to the Texas Department of Transportation as required by law; and ordering publication of notice and scheduling of public hearings:

City Attorney Susan Thomas explained that this was the TxDOT right-of-way, which required a different process than the typical annexation. She continued that they didn't have to request it, but they have an opportunity to object or ask questions. She added that the notice letter would be issued to TxDOT tomorrow if approved, and they would have 61 days to object to the annexation.

Dr. Susan further explained that assuming there was no objection or problem with TxDOT, we would hold two public hearings. This annexation would basically run from the boundary agreement with Royse City all the way up I-30 to the boundary agreement with Greenville.

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

19. Discussion and Possible Action on a Resolution of the City Council of the City of Caddo Mills, Texas approving a restrictive covenant relating to property adjacent to wastewater treatment facilities and authorizing the Mayor to execute and record the covenant:

Dr. Susan explained that the agreement with History Maker included acreage for the new wastewater treatment plant. TCEQ required a buffer zone around the plant and it touched seven of the parcels that were in the concept plan and this was the agreement that was reached with History Maker, which placed a restrictive covenant on the back 20 feet of the property. She asked that Council approve this pending final approval from the City Attorney and City Manager.

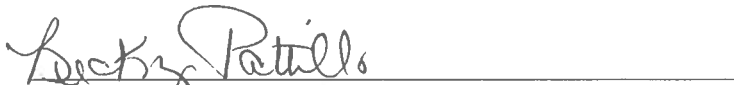
Mayor Pro Tem John Verity made the motion to approve pending final approval from City Manager and City Attorney. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

20. Adjourn:

The meeting was adjourned at 6:30 p.m.

A handwritten signature in black ink, appearing to read "Chris Davies", written over a horizontal line.

Chris Davies, Mayor

A handwritten signature in black ink, appearing to read "Becky Pattillo", written over a horizontal line.

Becky Pattillo, City Secretary

6-9-2024

Date