



MINUTES

City Council Regular Meeting

June 9, 2026 – 6:00 P.M.

PRESENT: Mayor Chris Davies, Mayor Pro Tem John Verity
Council Members: Cody Hawkins, Justin Poppelreiter Shawn Bentley, Mike Wolters
City Attorney: Susan Thomas
City Manager: Matt McMahan
City Secretary: Becky Pattillo
Finance Director – Stacy Smith
EDC Director: Joel Richardson
Police Chief – Kimbre Collier
Building Official – Josh Kinnick
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 meeting of May 12, 2026, and the special meeting of May 26, 2026:

Mayor Pro Tem John Verity made the motion to approve both meeting minutes 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, 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 signed up to speak.

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. Discussion and Possible Action taken on Economic Incentive between the Cado Mills Economic Development Corporation and Guillermo Campos (Si Senor Tex-Mex and Bella's Market LLC):

EDC Director Charles Houk stated that this would require publication in the newspaper, which had already happened, and then two readings of the resolution in front of City Council. He continued that he had just gotten the resolution and since the Council hadn't had time to review it, he didn't want to act on it. He went on to explain what the grant was for and told them that they would see it next month.

Council Member Justin Poppelreiter made the motion to table this item until the next meeting. Mayor Pro Tem John Verity seconded the motion, resulting in a unanimous vote.

7. PUBLIC HEARING – Conduct the first of two public hearings and receive public comments regarding the proposed annexation of certain Texas Department of Transportation (TxDOT) right-of-way along Interstate 30, consisting of segments extending from Brushy Creek to FM 1565, FM 1565 to FM 36, FM 36 to FM 1903, and FM 1903 to County Road 2172:

Mayor Chris Davies opened the public hearing at 6:07 pm.

City Attorney Susan Thomas explained that at the May meeting they had authorized a letter being sent to TxDOT providing notice of annexation of the TxDOT right-of-way. The letter had been sent to TxDOT and they now have 60 days to respond concerning annexation. She continued that there had to be two public hearings and this was the first one. IF no comments were received from or by TxDOT, the second public hearing would be at the next meeting and then they would annex the property in July.

City Manager Matt McMahan added that this annexation had nothing to do with the property owners in the area. This was for the right-of-way only.

Mayor Davies closed the public hearing at 6:09 pm.

8. PUBLIC HEARING – Consideration and Possible Action taken on proposed assessments to be levied within Improvement Area #1 of the Preserve at Brushy Creek Public Improvement District:

Mayor Davies opened the public hearing at 6:10 pm.

Jamie Schulte, P3 Works, explained that this public hearing and the ordinance in the next item was for the Preserve at Brushy Creek. She added that this was to be a 158 lot development where the developers paid in 9.4 million in public improvements and they were able to levy those assessments on 4.5 million of that.

Mayor Davies closed the public hearing at 6:11 pm.

9. Discussion and Possible Action taken on Ordinance of the City Council of the City of Caddo Mills accepting and approving a Service and Assessment Plan and Assessment Roll for the Preserve at Brushy Creek Public Improvement District making a finding of special benefit to the property in Improvement Area #1 of the District; levying special assessments against property within Improvement Area #1 of the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability; and providing an effective date:

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

10. Consideration and Possible Action taken on an Ordinance authorizing the issuance of the “City of Caddo Mills, Texas, Special Assessment Revenue Bonds, Series 2026 (Preserve at Brushy Creek Public Improvement District Improvement Area #1 Project)”; approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement and other agreements and documents in connection therewith; making finding with respect to the issuance of such Bonds; and providing an effective date:

Andrew Friedman, Samco, stated that they had just approved the levy of assessments for the Brushy Creek PID and this was for the approval of 4.5 million in bonds that are secured by that assessment. He continued that the bonds may say City of Caddo Mills, but none of the City’s revenue can be used in repayment and would not affect our ability to borrow money if we needed to or our credit rating. This would help to reimburse the developer for the infrastructure.

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

- 11. Consideration and Possible Action taken on a Resolution accepting a petition to create the Becker Estates Public Improvement District and calling for a public hearing; authorizing the issuance of notice by the City Secretary of the City of Caddo Mills, Texas regarding the public hearing; and providing an effective date:**

Jamie Schulte, P3 Works, stated that this was just to accept the petition to put this item on the agenda for the July meeting.

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

- 12. Consideration and Possible Action taken on Award of Bid for Professional Engineering and Design Services for the Caddo Mills Municipal Airport:**

Phil Eaton, Airport Manager, stated that every five years TxDOT requires the airport sponsor to select an engineer of record. He continued that they had gone out for bids and had chosen Garver Engineering to continue to be the engineer of record the airport.

Mayor Pro Tem John Verity made the motion to award the bid to Garver Engineering. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 13. Consideration and Possible Action taken to Award Construction Contract to rehabilitate Hooten Park, contingent upon TPWD approval:**

Eddy Daniel, City Engineer, stated that they had received eight bids for Hooten Park and they were recommending that they award the bid to Earthco.

Council Member Justin Poppelreiter asked if this would specifically build the baseball field and all of the soccer fields. Mr. Daniel responded that it would also be to install the irrigation for all of the fields. Mr. Poppelreiter asked if it included parking. Mr. Daniel stated that it did not, but the County might be able to help with that.

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

- 14. 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 to deliberate the offer of a financial or other incentive to the business prospect.

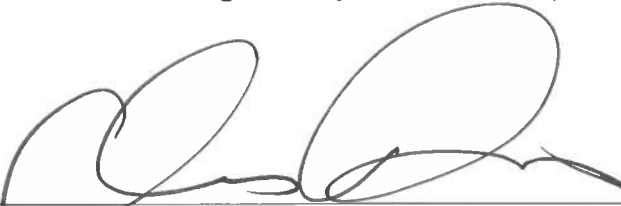
- b. **Section 551.074: Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee.**
(1) City Manager

City Council adjourned into executive session at 6:30 pm.

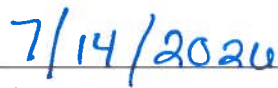
City Council reconvened the meeting at 6:58 pm with no further action to be taken.

15. Adjourn:

The meeting was adjourned at 6:58 p.m.



Chris Davies, Mayor

Becky Pattillo, City Secretary

Date