MINUTES

City Council Regular Meeting

September 8, 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 Manager: Matt McMahan
Assistant to the City Manager: Joel Richardson
City Secretary: Becky Pattillo
Finance Director: Stacy Smith
Public Works Director: Paul Miller
Police Chief: Kimbre Collier
Building Official: Josh Kinnick
City Engineer: Eddy Daniel
EDC Director – Charles Houk

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 – August 4, 2026**
   b. **Special Meeting – August 27, 2026**

   Mayor Pro Tem John Verity made a motion to approve the minutes from the August 4 Regular Meeting and the Special Meeting of August 27. 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 6:05 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 Council's sole discretion:**

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. **Public Hearing – regarding the voluntary annexation of Hunt CAD Property ID 21116, being approximately 198.8158 acres situated in the Clemente Bustilla Survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507:**

Mayor Chris Davies opened the public hearing at 6:02 pm.

Building Official Josh Kinnick stated that this was the Becker Estates project for voluntary annexation and zoning. They were requesting a Planned Development for the property off County Road 2508, south of I-30. He then went on to explain what they planned for the development.

Alex Musick, 3225 CR 2508, stated that the easements all flood heavily and wondered how it was going to be addressed when all of the proposed roads were added. Where was all the water going to go when it did flood? She then asked what benefit there would be to them if that property was annexed into the City.

Mayor Davies stated that the City could not annex unless they (the property owner) asked them to. The City was only annexing the land that Mr. Joyce has because he asked them to.

Ms. Musick continued that new roads were going to be put in and what benefits would they get with the heavy traffic and flooding. Mayor Davies asked City Engineer Eddy Daniel to respond.

Mr. Daniel explained that the roadway has been annexed by the City – the road was originally maintained by the County. He continued that there was an issue with flooding and this development would have to meet all of the City's requirements for providing upgrades to the road – including drainage. Mr. Daniel added that the drainage study had not yet been performed, but the developer was aware of it. Dunaway would be looking at the drainage study on behalf of the City for final approval.

Monica Long, 3623 CR 2508, stated that her house got the brunt of the flooding because of the industrial park that was put in. County said it was the City's problem; City says it's the County's problem…

Mr. Daniel stated that the property is not in City Limits, so it wasn't constructed to the City's standards.

Ms. Long wondered if the rest of her property would be considered. Mr. Daniel stated that it would all be considered. He continued that they haven't done or seen any analysis on it yet. That doesn't occur until after the annexation, but they must meet all of the requirements in order for it to move toward development. Annexation and Zoning comes first because a developer doesn't spend money on final engineering until that is done. It won't just be done to the developer's standards, Dunaway was the floodplain developer for the City and they would verify that all of that was taken care of.

Helen Thompson, 3429 CR 2508, stated that her concerns were the same as everyone else, but also wanted to know how much of her front yard was going to become road, because she saw on the plans that it was for a 60-foot-wide road. Mr. Daniel stated that as far as he knew there was no new right-of-way being acquired, other than what was out there and whatever the developer dedicates. Ms. Thompson asked for clarification on whether it would be a 60-foot road. Mr. Daniel responded that it would be a four-lane concrete road – 44-foot. Ms. Thompson stated that she had a concrete drainage ditch and what would happen to it. Mr. Daniel again responded that would be taken care of in the drainage analysis.

Lisa Morris, 3357 CR 2508, asked when the road was annexed. The response was last month. Speaker stated that they were not notified of that. Mr. Daniel explained that because it was a County right-of-way, the property owners didn't have to be notified. He continued that it was only transferred from being owned and maintained by Hunt County to being owned and maintained by the City of Caddo Mills. The speaker then asked how much of the yard space on either side of the road was annexed. Mr. Daniel responded that the existing right-of-way was annexed, no additional right-of-way.

Ms. Morris then asked to go on record as a current homeowner and property owner in the area that anything backing up directly to her property and is such a property that it goes in direct contrast with the property that she has developed that some type of green belt.

Scott Willaby, 2333 CR 2508, asked if City sewer would be brought out there. Mr. Daniel stated that it would be provided to the property. Mr. Willaby asked if the other properties in the area would have to convert to City sewer. Mr. Daniel responded no.

City Council Member Cody Hawkins stated that he had seen the videos of all of the water on Ms. Long's property and wondered if that would be addressed. Mayor Davies stated that there was a disagreement about who was responsible, but the City would make sure that it was corrected before the developer is allowed to build.

Daniel Grijalva, 3560 CR 2508, stated that they could still continue like they were County. Everything he was allowed to do right now, he would still be able to do. Mr. Daniel responded that he would not be coming into the City Limits. Mr. Grijalva stated that he came from California to here and you could almost do whatever you want. I can go in my back yard and shoot my gun if I want to – that's what I'm trying to do. Mayor Davies stated that Texas Law doesn't allow the City to annex unless they wanted us to and then all of your neighbors would have to agree.

Frank Falcon, 3559 CR 2508, stated that properties were going to be backed up to the houses that were already there, was anything going to be a fence or rock or something. Mr. Daniel responded that there would be fencing to separate the properties.

Mayor Davies closed the public hearing at 6:22 pm.

7. **Discussion and Possible Action on an Ordinance annexing Hunt CAD Property ID 21116, being approximately 198.8158 acres situated in the Clemente Bustilla survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507:**
Mayor Pro Tem John Verity made the motion to approve the ordinance to annex and Council Member Justin Poppelreiter seconded the motion.

Council Member Cody Hawkins asked the developer, Ryan Joyce, when the final plans would be put together. Mr. Joyce stated that once they got through the annexation and zoning process, they would go though the preliminary platting process, which would take three or four months; and then would start the engineering process which normally took about six months. He continued that Mr. Daniels would hopefully see them in about six months, with final in about seven to nine months. Mr. Hawkins asked if he would entertain the idea of adding a green belt to separate the properties or is it null and void. Mr. Joyce responded that it wasn't null and void, but this property had been planned out in a way to pay for the roadway improvements and off-site water improvements.

The vote in favor was unanimous.

8. **Public Hearing – regarding establishing permanent zoning of "PD" Planned Development District (PD-Becker Estates) with an SF-2 Single Family Residential District 2 base zoning for approximately 198.8158 acres described as Hunt CAD Property ID 21116, situated in the Clemente Bustilla Survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507:**
Mayor Chris Davies opened the public hearing at 6:25 pm.

Monika Long, 3623 CR 2508, came forward pointing out her reasons for not wanting the homes along 2508.

After a short discussion, Mayor Davies closed the public hearing at 6:30 pm.

9. **Discussion and Possible Action on an Ordinance establishing permanent zoning of "PD" Planned Development District (PD-Becker Estates) with an SF-2 Single Family Residential District – 2 base zoning for approximately 198.8158 acres situated in the Clemente Bustilla Survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507:**
Mayor Pro Tem John Verity made the motion to approve the PD with the Single Family Residential. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

10. **Discussion and Possible Action authorizing amendments to the City of Caddo Mills Fiscal Year 2025/2026 Budget:**
City Manager Matt McMahan explained that they were asking for these items to be amended.

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

11. **Public Hearing – regarding the proposed amendment to the boundary and project costs of Reinvestment Zone Number One, City of Caddo Mills, Texas, and the Amended and Restated Project and Finance Plan for Reinvestment Zone Number One, City of Caddo Mills, Texas:**
Mayor Chris Davies opened the public hearing at 6:34 pm.

City Attorney Susan Thomas stated that they had updated some of the aspects of the TIRZ plans and they need to be approved.

With no one coming forward to speak for or against the proposed amendments, Mayor Davies closed the public hearing at 6:35 pm.

12. **Discussion and Possible Action on an Ordinance amending the boundary and project costs of Reinvestment Zone Number One, City of Caddo Mills, Texas and approving the Amended and Restated Project and Finance Plan for Reinvestment Zone Number One, City of Caddo Mills, Texas in accordance with Section 311.011(d), Texas Tax Code:**
Mayor Pro Tem John Verity made the motion to approve the amendment to the TIRZ Number One. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

13. **Public Hearing – regarding the proposed amendment to the boundary and project costs of Reinvestment Zone Number Two, City of Caddo Mills, Texas, and the Amended and Restated Project and Finance Plan for Reinvestment Zone Number Two, City of Caddo Mills, Texas:**
Mayor Chris Davies opened the public hearing at 6:36 pm.

With no one coming to speak for or against, Mayor Davies closed the hearing at 6:37 pm.

14. **Discussion and Possible Action on an Ordinance amending the boundary and project costs of Reinvestment Zone Number Two, City of Caddo Mills, Texas and approving the Final Project and Finance Plan for Reinvestment Zone Number Two, City of Caddo Mills, Texas in accordance with Section 311.011(d), Texas Tax Code:**
Mayor Pro Tem John Verity made the motion to approve the amendment for TIRZ Number Two. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

15. **Discussion and Possible Action on a Resolution ratifying amendments to the Interlocal Agreements with Hunt County and with the Hunt Memorial Hospital District for Participation in the Tax Increment Reinvestment Zone Number 1 (TIRZ #1):**
City Attorney Susan Thomas stated that the participation agreements are critical to everything that the City was trying to accomplish with the TIRZ's. And everyone had worked very hard to make this all come together. She added that they were also ratifying the execution tonight saying that they have seen the updated documents.

Mayor Pro Tem John Verity made the motion to ratify and celebrate the interlocal agreements. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

16. **Discussion and Possible Action on a Resolution ratifying amendments to the Interlocal Agreements with Hunt County and with the Hunt Memorial Hospital District for Participation in the Tax Increment Reinvestment Zone Number 2 (TIRZ #2):**
Mayor Pro Tem John Verity made the motion to approve the resolution for TIRZ Number Two. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

17. **Discussion and Possible Action regarding a Resolution declaring a city-owned 2021 Ford F-150 (0427) as salvage property, accepting insurance proceeds, and authorizing the City Manager to dispose of the vehicle:**
City Manager Matt McMahan explained that there was a TxDOT pipe sticking out of the ground and the driver didn't see it. Hitting it bent the frame of the truck and the

body shop basically totaled it. Our insurance company sent a check for us to fix the vehicle, but it's not fixable. Mr. McMahan asked the Council to declare the vehicle as salvage property and allow the police chief to sell the vehicle at auction.

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

18. **Public Hearing – regarding the Proposed City of Caddo Mills Fiscal Year 2026 – 2027 Annual Budget:**
Mayor Davies opened the public hearing at 6:41 pm. With no one coming forward to speak for or against the budget, Mayor Davies closed the public hearing at 6:42 pm.

19. **Consideration and Possible Action on an Ordinance adopting the City of Caddo Mills Budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027:**
City Manager Matt McMahan stated that Joel and Stacy had gone over the budget with them at the last meeting. He continued that they had updated the CIP plan and felt that it was good.

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

20. **Consideration and Possible Action on a Resolution approving a Second Amendment to Amended and Restated Development Agreement with Oak National Development LLC (Fox Landing):**
City Attorney Susan Thomas stated that part of the development agreements with Fox Landing was financial participation in lift stations. She continued that there were specific requirements on the timing and payment of the lift station and Fox Landing needed some adjustments to the agreement. The agreement was amended to adjust their payment schedule.

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

21. **Consideration and Possible Action on Second Reading of a Resolution authorizing Agreement with the Caddo Mills Economic Development Corporation for construction at the Caddo Mills Municipal Airport and approving Amendment to the EDC's FY 2025 – 2026 Budget:**
Economic Development Director Charles Houk stated that Council approved this at the last meeting, but Texas Tax Code required two readings.

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

22. **Consideration and Possible Action on Caddo Mills Economic Development Corporation Fiscal Year 2026 – 2027 Budget:**
Economic Development Director Charles Houk stated that this budget was approved by the EDC Board at their special meeting last week.

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

23. **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.

1) GG Ventures

(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) City Manager

(c) Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: City Manager
City Council adjourned into Executive Session at 6:46 pm.

24. **Reconvene into 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 7:10 pm and announced that there was one action item.

Mayor Pro Tem John Verity made the motion to authorize the City Attorney and the Mayor to execute an agreement for Clear Career Pro. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

25. **Adjourn:**
The meeting was adjourned at 7:12 p.m.

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Chris Davies, Mayor

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Becky Pattillo, City Secretary

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Date