MINUTES

City Council Regular Meeting

August 25, 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 Secretary: Becky Pattillo
Assistant to the City Manager: Joel Richardson
Finance Director: Stacy Smith
Public Works Director: Paul Miller
Police Chief: Kimbre Collier
City Engineer: Eddy Daniel
EDC Director: Charles Houk

ABSENT:

WORKSHOP

1. **Call to Order:** 6:00

2. **Discussion of Proposed 2026 – 2027 Budget:**

3. **Adjourn:** 6:07

SPECIAL CITY COUNCIL MEETING

1. **Call To Order:**
   The meeting was called to order at 6:07 p.m.

2. **Invocation:**
   Council Member Justin Poppelreiter gave the invocation.

3. **Approval of Minutes:**
   Regular Meeting – July 14, 2026
   Special Meeting – July 28, 2026
   Mayor Pro Tem John Verity made the motion to approve the minutes from the July meetings. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

4. **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**

5. **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.

6. **Consideration and Possible Action on Second Reading of Resolution for an economic incentive between the Caddo Mills Economic Development Corporation and Guillermo Campos (Si Senor Tex-Mex and Bella's Market LLC):**
Executive Director Charles Houk explained that this has taken a while to get the performance agreement language where it needed to be and get the grant how it was intended.

Mayor Pro Tem John Verity made the motion to remove this item from the agenda for discussion. Council Member Justin Poppelreiter seconded, resulting in a unanimous vote.

After a short discussion, Mayor Pro Tem Verity made the motion to approve the resolution authorizing the performance agreement, including the EDC budget amendment. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

7. **Consideration and Possible Action on First Reading of 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:**
Executive Director explained that the Mayor had approached him about planes at the airport being tied down in the mud and the need for additional infrastructure. They were looking at putting down a 400 foot, by 30 foot by 5 inches concrete pad to

tie down nine planes. He continued that the EDC Board had met and agreed to help out in an amount not to exceed $90,000 dollars.

The agreement was going to be that the EDC would collect any monies from the revenue for a period of ten years, at which time the structure would be turned back over to the City.

Mayor Pro Tem John Verity made the motion to approve the resolution as presented and approve an amendment to the budget. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. **Consideration and Possible Action on Ordinance annexing certain Texas Department of Transportation (TxDOT) right-of-way corridor along State Highway 66 being approximately 21.04 acres; a portion of Hunt County right-of-way corridor along County Road 2134 being approximately 1.4 acres, and portions of Hunt County right-of-way corridor along County Road 2506 and County Road 2508 being 3.3 acres of land, excluding any private property situated along said right-of-way corridors:**
City Attorney Susan Thomas stated that this was the ordinance for annexation which was required by the statute and this was one of the final steps that needed to be made. She continued that Eddy and Mary would work together to update the maps so that they would see the new city limits and the ETJ changes.

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

9. **Discussion and Possible Action taken on Resolution accepting a Petition for Voluntary Annexation from Michael Joyce on behalf of Caddo Pursuit, LP to annex Hunt County Property ID 21116, being approximately 198.8158 acres situated in the Clemente Bustilla Survey, Abstract No. 49, generally located north of Interstate 30 and west of Highway 36; setting a Public Hearing for the Annexation:**
City Attorney Susan Thomas explained that this was the first step in annexing Becker Estates/Caddo 200. The public hearing would be set for the 8th of September but was contingent on the Hospital District participating in the TIRZ, which was written into the development agreement.

Mayor Pro Tem John Verity made the motion to approve the resolution accepting the petition and Council Member Justin Poppelreiter seconded the motion.

Monica Long, who lived in the proposed annexation area asked about the plans and voiced her concerns over the annexation and the development that was proposed. Council Member Justin Poppelreiter explained that he wanted to hear her concerns,

but this was just to accept the petition for the annexation. There was no action tonight and he didn't want her to have to repeat herself. The public hearing was scheduled for September 8 and that would be the time for the public to speak. Ms. Long stated that the sign that was placed in her neighbor's yard said that the public hearing was scheduled for the 1st. City Attorney Susan Thomas stated that was for the Planning & Zoning Commission because the zoning was part of the annexation process and that went to the P&Z before it came to Council.

Ms. Long asked if there would be extensive research done for traffic flow and drainage prior to action. Attorney Thomas stated that she would encourage Ms. Long to reach out to City Staff because there was a development process that would address all of that. She continued that codes cannot be enforced by the City if the property is not inside the City Limits.

After further discussion, Council explained that Ms. Long should come back on September 8 for the public hearing because the City Engineer and City Staff would be able to address her concerns.

The vote in favor of accepting the petition for annexation was unanimous.

10. **Discussion and Possible Action taken on Resolution accepting a Petition for Voluntary Annexation from Chase Becker on behalf of ORR Dallas NE. LLC to annex Hunt County Property ID's 23286 and 123023 being approximately 63.329 acres situated in the George W. Davis Survey, Abstract No. 229, generally located south of County Road 2508 and east of County Road 2507; setting a Public Hearing for the Annexation; and authorizing staff to negotiate and execute a Written Services Agreement with the property owner:**
No action taken.

11. **Consideration and Possible Action on Resolution authorizing Municipal Maintenance Agreement with TxDOT:**
Assistant to the City Manager Joel Richardson explained that they were supposed to be doing this every year and it was basically an agreement with TxDOT on who has responsibility for what.

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

12. **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 551.071, 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

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 6:46 pm.

13. 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 7:02 pm announcing there was no further action to be taken.

14. Adjourn:
The meeting was adjourned at 7:02 pm.

_____
Chris Davies, Mayor

_____
Becky Pattillo, City Secretary

_____
Date