CADDO MILLS

MINUTES

City Council Regular Meeting

October 13, 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: 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

ABSENT: None

1. **Call To Order:**
   The meeting was called to order at 6:00 p.m.

2. **Invocation:**

3. **Approval of City Council Meeting Minutes:**
   - **a. Special Meeting – August 25, 2026**
   - **b. Special Meeting – September 8, 2026**
   - **c. Special Meeting – September 10, 2026**

   Mayor Pro Tem John Verity made the motion to approve the special meetings of August 25, September 8, and September 10 as read. Council Member Justin Poppelreiter seconded the meeting, 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:**
   No one came forward.

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**
d. **Police**
f. **Building Services**
g. **Economic Development Corporation**
h. **Airport**
i. **City Manager**

6. **Presentation of Proclamation: Domestic Violence Awareness Month:**
Mayor Chris Davies presented a proclamation to members of Women in Need.

7. **Discussion and Possible Action on Ratification of Right-of-Way agreement with ONEOK Sterling III Pipeline, LLC:**
City Manager Matt McMahan stated that a pipeline was run through the airport in 2008 or so, but the agreement was never filed. When ONEOK realized that they sent another contract, which Dr. Susan had looked over, and they just needed a motion to ratify the agreement.

Mayor Pro Tem John Verity made the motion to ratify the right-of-way agreement. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. **Consideration and Possible Action on a Resolution setting a public hearing for the voluntary annexation of approximately 5 acres being Hunt CAD Property ID 124467, S4855 Sanchez Addition Lot 1, commonly known as 4569 FM 1565; and Hunt CAD Property ID 23325, S4855 Sanchez Addition Lot 2, commonly known as 4615 FM 1565:**
City Manager Matt McMahan stated that this was property that the Economic Development Corporation owned on 1565 and they wanted to bring it into the city limits and this action would start the process.

Council Member Cody Hawkins made the motion to approve the resolution. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

9. **Consideration and Possible Action on Resolution awarding an application and administration contract related to the 2027 / 2028 Community Development Block Grant (CDBG):**
Assistant to the City Manager Joel Richardson stated that this was for a Texas Department of Agriculture $750,000 grant that would be used for sewer improvements. He continued that there were five bids that came in and the two lowest bids were from Ezra and Public Management. The selection committee

consisting of himself, Council Member Poppelreiter and the City Manager had decided on Public Management because of past experiences with the company.

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

10. **Consideration and Possible Action to purchase Electrical Conduit for new underground electrical for Hooten Field:**
Assistant to the City Manager Joel Richardson explained that this was to put in the electrical conduit before putting in the sprinkler system, to save money and speed up the process.

City Engineer Eddy Daniel stated that this would save roughly $60,000 because the contractor working on the project now was going to do the install.

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

11. **PUBLIC HEARING – regarding amending the Comprehensive Plan Future Land Use Map by changing the future land use designation for Hunt CAD 90163 Original Town of Caddo Mills, Hunt County, Texas Lot 1B, acres 0.5854, commonly known as 2301 Highway 66, generally located north of Highway 66 and east of Gilmer Street, from Low Density Residential to Neighborhood Services District:**
Mayor Chris Davies opened the public hearing at 6:13 pm.

Building Official Josh Kinnick explained that this was the EDC property and they wanted to rezone the property for a potential developer.

With no one coming to speak for or against amending the Comprehensive Plan, the public hearing was closed at 6:14 pm.

12. **Consideration and Possible Action on amending the Comprehensive Plan Future Land Use Map by changing the future land use designation for Hunt CAD Property ID 90163 Original Town of Caddo Mills, Hunt County, Texas Lot 1B acres 0.5854, commonly known as 2301 Highway 66, generally located north of Highway 66 and east of Gilmer Street, from Low Density Residential to Neighborhood Services District:**
Mayor Pro Tem John Verity made the motion to amend the Comprehensive Plan Future Land Use Map. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

13. **PUBLIC HEARING – rezoning approximately 0.5854 acres described as Hunt CAD Property ID 90153 Original Town of Caddo Mills, Hunt County Texas, Lot 1B,**

commonly known as 2301 Highway 66, generally located north of Highway 66 and east of Gilmer Street, from SF-2 Single Family District to C1 Neighborhood Commercial District:
Mayor Davies opened the public hearing at 6:15 pm.

With no one coming to speak for or against, the public hearing was closed at 6:16 pm.

14. **Consideration and Possible Action on an Ordinance rezoning approximately 0.5854 acres described as Hunt CAD Property ID #90163, generally located north of Highway 66 and east of Gilmer Street, Original Town of Caddo Mills, Hunt County, Texas Lot 1B, commonly known as 2301 Highway 66, from SF-2 Single Family District to C1 Neighborhood Commercial District:**
Council Member Justin Poppelreiter made the motion to rezone the property. Mayor Pro Tem John Verity seconded the motion, resulting in a unanimous vote.

15. **Consideration and Possible Action approving final plat for Hunt County CAD Property ID 121996, 3642 FM 1565, generally located west of FM 1565 and south of Highway 66, being an approximate 2 acres situated in the Caddo DC Abstract A0157, Hunt County, Texas:**
Building Official Josh Kinnick explained that when the Burr's were having the property re-platted they found an additional piece of property that should have to be included in the original plat. The survey had left it out so they didn't know they owned it.

City Manager Matt McMahan stated that when the title company reviewed it, they found that the property line went back further. They had no idea why it was left out, but we were cleaning it up.

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

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 551.071, 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**
        2. **GG Ventures**
        3. **EDC Properties**

b. **Section 551.072, Deliberation regarding the purchase, exchange, lease, or value of real property: GG Ventures; EDC Properties**

c. **Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager**

The City Council adjourned into executive session at 6:17 pm.

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 Chris Davies reconvened the meeting at 7:04 pm.

18. **Consideration and Possible Action on a Resolution authorizing the Caddo Mills Economic Development Corporation to purchase property located at 2300 First Street and 2302 First Street and to sell 2300 First Street and 2301 Highway 66:**
Council Member Cody Hawkins made the motion to approve the resolution. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

19. **Consideration and Possible Action on a Resolution authorizing the Caddo Mills Economic Development Corporation to enter into an Incentive Agreement with F2 Investment LLC:**
Council Member Justin Poppelreiter made the motion to approve the resolution. Mayor Pro Tem John Verity seconded the motion, resulting in a unanimous vote.

20. **Consideration and Possible Action on First Reading of Resolution to award professional planning, surveying, and engineering services for the FM 1565 Commercial Development Project on land owned by the Caddo Mills Economic Development Corporation:**
EDC Director Charles Houk stated that the EDC Board had voted to recommend to Council that MTG be allowed to go in and master plan this property. He added that the idea was for three rental properties with three different users, but they wanted a cohesive development so everyone develops under the same standard. The EDC was asking the Council to approve them hiring MTG.

Council Member Mike Wolters made the motion to approve the resolution on the first reading. Council Member Justin Poppelreiter seconded, resulting in a unanimous vote.

21. **Adjourn:**
The meeting was adjourned at 7:08 p.m.

Chris Davies, Mayor

Becky Pattillo, City Secretary

11/10/2024

Date