



CADDO MILLS

MINUTES

Special City Council Meeting

February 24, 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: John Adel
City Secretary: Becky Pattillo
City Engineer: Eddy Daniel

ABSENT: None

1. Call To Order:

The meeting was called to order at 6:31 p.m.

2. Invocation:

City Manager John Adel gave the invocation.

3. 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.

4. Consideration and Possible Action on a Resolution approving and authorizing the execution of a PID Reimbursement Agreement with JTM Acquisitions, Inc. (Brushy Creek):

Mary Petty, P3 Works, explained that JTM had completed several projects that were eligible to be reimbursed by TIRZ money. She continued that they needed to get a reimbursement agreement in place, so they were just doing the next step in a multi-step process.

City Attorney Susan Thomas added that the reimbursement agreement is with the entity that JTM sold it to, Century Land Holdings. The resolution and agreement had the right company name, but the agenda item listed JTM, but it wasn't fatal to action tonight.

Mayor Pro Tem John Verity made the motion to approve the agreement with Century Land Holdings LLC. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

5. 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:

The meeting was adjourned into executive session at 6:34 p.m.

- (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 551.071, 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) Current or contemplated developments and/or development agreements:

- i. PLI I-E, LP (Peregrine)
- ii. Oak National Development, LLC (Fox Landing)
- iii. JTM Acquisitions, Inc. (Brushy Creek)
- iv. HMH Caddo Mills Land, L.P. and HMH Caddo Mills 65 Land, LLC (History Maker Homes)
- v. FRASER CAPITAL, LLC (Stroope Ranch)
- vi. Caddo's Main, LLC (Pit Stop)

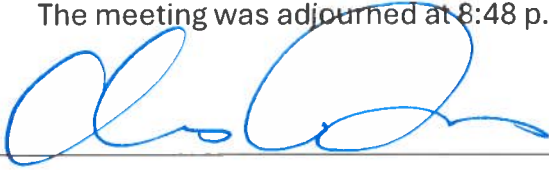
The meeting was adjourned into executive session at 6:34 p.m.

6. 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 8:47 p.m. announcing there would be no further action.

7. **Adjourn:**

The meeting was adjourned at 8:48 p.m.



Chris Davies, Mayor



Becky Patti, City Secretary

3-10-2024

Date