

MINUTES
Regular City Council Meeting
December 10, 2024 – 6:00 p.m.

Present: Mayor Chris Davies

Council Members: Cody Hawkins, Shawn Bentley, Justin Poppelreiter, Lori Howell

City Attorney: Susan Thomas

City Manager: Matt McMahan

City Secretary: Becky Pattillo

Finance Director: Stacy Smith

Building Official: Josh Kinnick

Assistant to the City Manager: Joel Richardson

Police Chief: Kimbre Collier

Absent: Mayor Pro Tem John Verity

1. Call to Order:

Mayor Chris Davies called the meeting 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 November 12, 2024:

Council Member Justin Poppelreiter made the motion to approve the minutes of the November 12 meeting as read. Council Member Shawn Bentley 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. This period is reserved for citizens to discuss items that are not on the listed agenda. The response to Public Comments will be limited to: (1) A statement of fact or policy; (2) Direction to take up the issue with a City Staff Member; or (3) an offer to place the item on a future City Council agenda:

No one came forward.

5. REPORTS:

- 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 casting lots to determine Council Place Numbers and Term Lengths for the May 2025 and May 2026 general elections for the purpose of transitioning Council Members to 3-year terms in accordance with Caddo Mills Charter Provision 3.01 (2):

City Attorney Susan Thomas stated that this drawing was because of the newly established Charter that indicated that members of the Council would be elected by Place number and for 3-year terms.

City Secretary Becky Pattillo explained that the terms up in 2025 were for Council Members Lori Howell and Justin Poppelreiter. The Mayor was also up in 2025. They would draw first to determine which position would become Place 4 and which would be Place 3. Mayor, Place 3 and Place 4 would then draw to determine two 2-year terms and one 3-year term. After that, Council Members Shawn Bentley, Cody Hawkins and John Verity would draw to determine who would hold Place 1 and Place 2, for 3-year terms each, and Place 5, which was to be a 2-year term. All positions would be elected at large, by place numbers.

The results of the drawing:

Place 1 – 3-year term – currently held by Shawn Bentley

Place 2 – 3-year term – currently held by John Verity

Place 3 – 3-year term – currently held by Justin Poppelreiter

Place 4 – 2-year term – currently held by Lori Howell

Place 5 – 2-year term – currently held by Cody Hawkins

Mayor – 2-year term – currently held by Chris Davies

7. Discussion and Possible Action taken on Resolution consenting to the creation of the Mykonos Municipal Utility District of Hunt County (formerly the Hunt County Municipal Utility District No. 5):

City Attorney Susan Thomas explained that this was part of the negotiations that were in the development agreement with Megatel, that they had spent nearly three years working on. This would allow the creation of a MUD, but they weren't allowed to act on it unless the City didn't follow the agreement.

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

8. Discussion and Possible Action taken on adoption of Ordinance approving the Final Project and Finance Plan for Reinvestment Zone Number One:

City Manager Matt McMahan stated that this was the item that was on the TIRZ Board Agenda that they passed earlier.

Council Member Cody Hawkins made the motion to approve the Ordinance for Reinvestment Zone Number One. Council Member Justin Poppelreiter seconded the motion resulting in a unanimous vote.

9. Discussion and Possible Action taken on the conditional acceptance of a final plat for Fox Landing 1B; 19.272 acres out of the Shelby County School Land Survey, Abstract No. 946:

City Engineer Eddy Daniels stated that they had been struggling with Fox Landing 1B because of some issues they had seen with the streets. They were replacing some panels in the street because they didn't look good. He added that he requested that the Council approve the final plat on the condition that it was accepted by the City and the Engineers.

Council Member Justin Poppelreiter made the motion to accept the final plat for Fox Landing 1B based on the condition that the City and the Engineers accept it. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

10. Discussion and Possible Action taken on the conditional acceptance of a preliminary plat for Ranchwood; 65.569 acres, D.C. Cady Survey, Abstract Number 157; 237 Residential Lots with eleven HOA lots:

City Engineer Eddy Daniel stated that the History Maker Homes development was finally ready for a preliminary plat.

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

11. Discussion and Possible Action taken on the conditional acceptance for a preliminary plat for Prairie Oak; 128.233 acres, Clemente Bustillas Survey, Abstract Number 49; 520 Residential Lots with nine HOA lots:

City Engineer Eddy Daniel stated that this was the same thing as the previous items and they were finally ready for conditional acceptance on their preliminary plat.

City Manager Matt McMahan stated that the Amenity Center and the Wastewater Plant were part of this development and not the Ranchwood development. He asked that that be corrected.

Council Member Justin Poppelreiter made the motion to approve the conditional acceptance of the preliminary plat with the noted correction of the Amenity Center and the Wastewater Treatment Plant. Council Member Cody Hawkins 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 manner in which the duty of the City 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:
- (b) Section 551.072 Real Property: Deliberate the purchase, exchange, lease, or value of real property.
- (c) 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 of Caddo Mills and with which the City is conducting economic development negotiations; and to deliberate the offer of a financial or other incentive to the business prospect:

The Council adjourned into Executive Session at 6:10 p.m.

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 6:26 p.m., announcing that that Council had consulted with the City Attorney concerning Item 6.

14. Adjourn:

The meeting was adjourned at 6:32 p.m.

Chris Davies, Mayor

Becky Pattillo, City Secretary

Date