



MINUTES

City Council Regular Meeting

August 4, 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

City Secretary: Becky Pattillo

Assistant to the City Manager: Joel Richardson

Public Works Director: Paul Miller

Building Official: Josh Kinnick

City Engineer: Eddy Daniel

EDC Director: Charles Houk

ABSENT:

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. 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.

- 4. Consideration and Possible Action on a Resolution accepting a request from the landowners for inclusion of certain property associated with the Stroope Ranch development into the City's extraterritorial jurisdiction pursuant to Section 42.022 of the Texas Local Government Code:**

City Attorney Susan Thomas explained that this was the Stroope Ranch development and their request to move their property into the Caddo Mills ETJ was in compliance with the agreement we had with the City of Greenville. She added that this action was at the request of Stroope Ranch, which was the only way that the ETJ could be expanded.

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

5. **PUBLIC HEARING – regarding the proposed annexation of a portion of 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:**
Mayor Chris Davies opened the public hearing at 6:02 pm.

With no one coming to speak for or against the proposed annexation, Mayor Davies closed the public hearing at 6:03 pm.

6. **Consideration and Possible Action on a Resolution authorizing an Interlocal Cooperation Contract between the Texas Department of Transportation and the Caddo Mills Municipal Court for conviction submissions:**
City Manager Matt McMahan stated that this agreement would make it easier for the court to submit paperwork.

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

7. **Consideration and Possible Action on a Resolution authorizing an agreement with the Texas Department of Transportation for improvements to the Caddo Mills Municipal Airport:**
Airport Manager Phil Eaton explained that they were trying to get funding for more space and needed a resolution to do so.

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

8. **Consideration and Possible Action on Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the 2026 Rate Review Mechanism:**
City Manager Matt McMahan stated that we did this every year.

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

9. Consideration and Possible Action on an Ordinance of the City Council of the City of Caddo Mills approving the 2026 annual update to the service and assessment plan and assessment roll for the Fox Landing Public Improvement District including the collection of the 2026 annual installments:

City Attorney Susan Thomas explained that this was the same action that they had taken with Caddo Crossing and the Enclave of Bahamas a few meetings ago. This one had been delayed but was now ready to update.

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

10. Discussion with Possible Action on a recommendation to the City Council to accept a final plat for Preserve at Brushy Creek Phase I identified as Hunt CAD 34773, located south of State Highway 66 and east of CR 2617, being an approximate 75.411 acres situated in the Shelby County School Land Survey, Abstract No. 946 with 158 residential lots with 5 common area tracts:

Building Official Josh Kinnick explained that this was the final plat for Brushy Creek and that P&Z had met earlier today and were recommending approval by Council.

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

11. 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

The meeting was adjourned into executive session at 6:08 pm.

12. 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 6:34 pm, announcing there was no further action to be taken.

19. Adjourn:

The meeting was adjourned at 6:34.

Chris Davies, Mayor

Becky Pattillo, City Secretary

Date