

AGENDA
REGULAR COUNCIL MEETING
June 11, 2024 – 6:00 P.M.

The Caddo Mills City Council will hold a regular scheduled meeting at City Hall, 2313 Main Street, Caddo Mills, Texas, at 6:00 p.m. on Tuesday, June 11, 2024

1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of May 14, 2024
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 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; 3) An offer to place the item on a future City Council Agenda
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
 - f. Building Services
 - g. Economic Development Corporation
 - h. Charter Commission
 - i. Airport
 - j. City Manager
6. Presentation by the Caddo Mills Volunteer Fire Department
7. Presentation of and Discussion on Home Rule Charter

8. Discussion and Consideration of Request from the Caddo Mills Economic Development Corporation to enter into a Purchase Agreement with Simon Sanchez for approximately two acres contiguous to EDC property
9. Discussion and Consideration of Request from the Caddo Mills Economic Development Corporation to allow expenditure of up to \$5,000 to convert 2404 Second Street to EDC office
10. Discussion and Possible Action taken on Agreement with the Dallas NE Campground per recommendation letter attached
11. Discussion and Possible Action taken on Award of Bid for the cost of replacement of sewer line across Highway 66 and Railroad Tracks per proposal and recommendation letter attached
12. Discussion and Possible Action taken on Request from the Caddo Mills Economic Development Corporation to enter into an agreement with Pam Bowen for upgrades to building located at 2417 Main Street
13. Discussion and Possible Action taken on a Resolution authorizing membership in the Atmos Cities Steering Committee and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation
14. Discussion and Possible Action taken on Resolution approving an Interlocal Agreement with the Hunt County Memorial Hospital District for participation in a Tax Increment Reinvestment Zone Number One
15. Discussion and Possible Action taken on Adoption of Ordinance providing for the sale and issuance of the City of Caddo Mills, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024; and ordaining other matters relating to the subject
16. Discussion and Possible Action taken on Resolution approving the 1st Amendment to the Development Agreement with Caddo's Main, LLC (The Pit Stop)
17. Discussion and Possible Action taken on Petition from Stonecreek Business Park, LLC to release property located off County Road 2172 in Hunt County, Texas (Hunt County Property ID: 238269) from the City's extraterritorial jurisdiction (ETJ)

18. **PUBLIC HEARING**, Discussion, and Possible Action taken on an Ordinance amending the Caddo Mills Zoning Ordinance and Map to Rezone Property ID 120444, legally described as an approximate .294-acre tract of land, BASS ADDITION BLK 3 LOT 3A & 7-8 commonly known as 2404 Second Street, from Single Family 1 (SF-1) to Commercial (C1)
19. Discussion regarding the City of Caddo Mills Zoning Ordinance
20. Discussion and Possible Action taken on Fox Landing Reimbursement Resolution declaring official intent to reimburse costs of street and water and sewer system improvements
21. Discussion and Possible Action taken on Resolution authorizing the City Manager to negotiate and execute on behalf of the City a TIRZ Reimbursement Agreement between the City of Caddo Mills, the Board of Directors of TIRZ No. 1, and Oak National Development, LLC (Fox Landing) for the reimbursement of costs related to a waterline, as provided in the TIRZ Final Plan
22. **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 City Attorney on a matter 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
23. **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
24. Adjourn

NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the City Attorney); §551.072 (purchase, exchange, lease, or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that I, Becky Pattillo, posted this agenda in the locked public notice box facing the outside, on the City Hall bulletin board and on the city website: www.cityofcaddomills.com on or before 5:00 p.m., Friday, June 7, 2024.



Becky Pattillo, City Secretary