

AGENDA
REGULAR COUNCIL MEETING
June 10, 2025 – 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 10, 2025

1. Call to Order.
2. Invocation.
3. Approval of Minutes from the regular meeting of May 13, 2025.
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. Airport
 - i. City Manager
6. Consideration and Possible Action on an Economic Development Grant for Running W Investments, LLC.
7. Consideration and Possible Action on authorizing Funding Request in the amount of \$4,398.68 to the Senior Center Resources and Public Transit for the FY 2025 – 2026.
8. Consideration and Possible Action on a Resolution removing Matt McMahan as an authorized signer for bank accounts and adding John Adel.

9. Consideration and Possible Action on ratifying a Professional Services Agreement between the City of Caddo Mills, Texas, and Caddo Prime, LLC and Dosti Partners, LLC concerning reimbursement to the City for professional services incurred in relation to the Caddo Prime Development.
10. Consideration and Possible Action authorizing the City Manager to negotiate and execute a contract with P3 Works, LLC for Professional Services related to the Caddo Prime Development.
11. Consideration and Possible Action on approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Caddo Mills, Texas and Kevin and Jessica Baggaley, Bagga Ley, LLC and Baggaley Properties, LLC concerning reimbursement to the City for professional services incurred in relation to the Baggaley Development.
12. Consideration and Possible Action on authorizing the City Manager to negotiate and execute a contract with P3 Works, LLC for Professional Services related to the Baggaley Development.
13. Discussion and Possible Action on a Resolution accepting a Petition Requesting Annexation from Kevin and Jessica Baggaley, Bagga Ley, LLC and Baggaley Properties, LLC to annex approximately 8.019 acres situated in the Shelby County School Land Abstract, generally located South of County Road 2626 and west of FM 1565; setting a Public Hearing for the Annexation; and authorizing staff to negotiate and execute a Written Services Agreement with the property owner.
14. Consideration and Possible Action on approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Caddo Mills, Texas and Caddo 200 Pursuit, LP concerning reimbursement to the City for professional services incurred in relation to the Caddo 200 Development.
15. Consideration and Possible Action on authorizing the City Manager to negotiate and execute a contract with P3 Works, LLC for Professional Services related to the Caddo 200 Development.
16. Consideration and Possible Action on a Resolution determining the costs of certain authorized improvements to be financed by the Caddo Mills Crossing Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Roll; calling a regular meeting and scheduling a public hearing for July 8, 2025, to consider an Ordinance levying assessments on property located within the Caddo Mills Crossing Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public

inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters incident and related hereto.

17. Consideration and Possible Action on a Resolution determining the costs of certain authorized improvements to be financed by the Enclave of Bahamas Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Roll; calling a regular meeting and scheduling a public hearing for July 8, 2025, to consider an Ordinance levying assessments on property located within the Enclave of Bahamas Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.
18. Consideration and Possible Action on a Resolution approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for "City of Caddo Mills, Texas, Special Assessment Revenue Bonds, Series 2025 (Enclave of Bahamas Public Improvement District Improvement Area #1 Project)"; and resolving other matters incident and related thereto.
19. Consideration and Possible Action taken on a Resolution setting a Public Hearing regarding the Amendment of the Project Costs of Reinvestment Zone Number One (TIRZ No. 1).
20. PUBLIC HEARING – amendment to the Comprehensive Plan Future Land Use Map by redesignating an approximate 6.16-acre tract of land, being situated in the Route 66 Addition, Abstract S4814, and part of Block 1 Lot 2-RA, generally located south of County Road 2162 and north of Highway 66, from Multifamily Residential to Low Density Residential.
21. Consideration and Possible Action on an Ordinance amending the Comprehensive Plan Future Land Use Map by redesignating an approximate 6.16-acre tract of land, being situated in the Route 66 Addition, Abstract S4814, and part of Block 1 Lot 2-RA, generally located south of County Road 2162 and north of Highway 66, from Multifamily Residential to Low Density Residential.
22. Consideration and Possible Action on a Resolution authorizing an update to the Impact Fee Program for Water and Wastewater Facilities and appointing the Capital Improvements Advisory Committee.
23. 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 re:

- i. Wholesale Water Service Agreement with Cash SUD
- ii. Water CCN Transfer Agreement with Cash SUD

(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

24. 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.

25. 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 6, 2025.



Becky Pattillo, City Secretary