

AGENDA
REGULAR COUNCIL MEETING
July 8, 2025 – 6:00 P.M.

<p style="text-align:center">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, July 8, 2025.</p>
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1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of June 10, 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. Discussion and Possible Action on a Resolution approving a Second Amendment to Development Agreement between Caddo Mills Laguna Land Azure, LLC (Enclave of Bahamas – Megatel) and the City of Caddo Mills, Texas
7. Consideration and Possible Action on Resolution approving a TIRZ Reimbursement Agreement between Caddo Mills Laguna Land Azure, LLC (Enclave of Bahamas – Megatel) and the City of Caddo Mills, Texas

8. **PUBLIC HEARING** – proposed annexation of portions of Hunt CAD Property IDs 220301, 34681, 34708, and 108038, generally located north of CR 2638 and west of FM 1565, and being an approximate 59.117-acre tract of land situated in the Shelby County School Land, Abstract 0946, Hunt County, Texas
9. Discussion and Possible Action on an Ordinance annexing portions of Hunt CAD Property IDs 220301, 34681, 34708, 108038, and 34722, generally located north of CR 2638 and west of FM 1565, and being an approximate 59.117-acre tract of land situated in the Shelby County School Land, Abstract 0946, Hunt County, Texas
10. **PUBLIC HEARING** – proposed zoning of portions of Hunt CAD Property IDs 220301, 34681, 34708, 108038, and 34722, generally located north of CR 2638 and west of FM 1565, and being an approximate 59.117 – acre tract of land situated in the Shelby County School Land, Abstract 0946, Hunt County, Texas, to PD Planned Development District
11. Discussion and Possible Action on Ordinance zoning portions of Hunt CAD Property IDs 220301, 34681, 34708, 1 08038, and 34722, generally located north of CR 2638 and west of FM 1565, and being an approximate 59.117-acre tract of land situated in the Shelby County School Land, Abstract 0946, Hunt County , Texas to PD Planned Development District
12. **PUBLIC HEARING** – Consideration and Possible Action on proposed assessments to be levied within Improvement Area #1 of the Enclave of Bahamas Public Improvement District
13. Discussion and Possible Action on an Ordinance of the City Council of the City of Caddo Mills accepting and approving a Service and Assessment Plan and Assessment Roll for the Enclave of Bahamas Public Improvement District; making a finding of special benefit to the property in Improvement Area #1 of the District; levying special assessments against property within Improvement Area #1 of the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability; and providing an effective date
14. Discussion and Possible Action on an Ordinance authorizing the issuance of the “City of Caddo Mills, Texas, Special Assessment Revenue Bonds, Series 2025 (Enclave of Bahamas Public Improvement District Improvement Area #1 Project)”; approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering

Memorandum, a Continuing Disclosure Agreement and other agreements and documents in connection therewith; making finding with respect to the issuance of such Bonds; and providing an effective date

15. **PUBLIC HEARING** – Discussion and Possible Action on proposed assessments to be levied against the assessable property within of the Caddo Mills Crossing Public Improvement District
16. Discussion and Possible Action on Ordinance of the City Council of the City of Caddo Mills accepting and approving a Service and Assessment Plan and Assessment Roll for the Caddo Mills Crossing Public Improvement District; making a finding of special benefit to the property within Improvement Area #1 of the District; levying special assessments against property within Improvement Area #1 of the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquents assessments, providing for severability; and providing an effective date
17. **PUBLIC HEARING** – Consideration and Possible Action taken on the proposed amendment to the Project Costs of Tax Increment Reinvestment Zone Number One, City of Caddo Mills, Texas and the Amended and Restated Project and Finance Plan for Tax Increment Reinvestment Zone Number One, City of Caddo Mills, Texas.
18. Consideration and Possible Action on an Ordinance amending the Project Costs of Tax Increment Reinvestment Zone Number One, City of Caddo Mills, Texas and approving an Amended and Restated Project and Finance Plan for Tax Increment Reinvestment Zone Number One, City of Caddo Mills, Texas in accordance with Section 311.011(d), Texas Tax Code.
19. Discussion and Possible Action on a Resolution directing publication of Notice of Intention to Issue Certificates of Obligation for Water and Sewer System Improvements in an amount not to exceed \$6,000.00; and resolving other matters relating to the subject
20. **PUBLIC HEARING** – amendment to the Comprehensive Plan Future Land Use Map redesignating Hunt County Property ID 129516, generally located west of FM 36 and north of FM 1903, being an approximate 2-acre tract of land situated in the CADY DC Abstract A0157, Hunt County, Texas from Low Density Residential to Mixed Use

21. Discussion and Possible Action on Ordinance amending the Comprehensive Plan Future Land Use Map to redesignate the future land use designation of Hunt County Property ID 129516, generally located west of FM 36 and north of FM 1903, being an approximate 2-acre tract of land situated in the Cady DC Abstract A0157, Hunt County Texas from Low Density Residential to Mixed Use
22. **PUBLIC HEARING** – proposed rezoning of Hunt CAD Property ID 129516, an approximate 2-acre tract of land from Single Family Estate (SF-E) to Mixed Use (MU)
23. Discussion and Possible Action on an Ordinance rezoning Hunt CAD 129516, generally located west of FM 36 and north of FM 1903, an approximate 2-acre tract of land, being situated in the Cady DC Abstract A0157, Hunt County, Texas, from Single Family Estate (SF-E) to Mixed Use (MU)
24. 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
25. Discussion and Possible Action on an Ordinance amending the FY 24-25 Budget; amending certain revenue and expenditure line items in the General Fund, Utility Fund, Airport Fund and I&S Fund
26. Receive and Discuss a report regarding Updates and Amendments to the City of Caddo Mills Land Use Assumption, Water and Wastewater Capital Improvements Plan, and the City of Caddo Mills Impact Fee Schedule
27. Discussion and Possible Action on a Resolution setting a Public Hearing for August 12, 2025, to receive public input on the advisability of proposed Updates and Amendments to the City of Caddo Mills Land Use Assumptions, Water and Wastewater Capital Improvements Plan, and the City of Caddo Mills Impact Fee Schedule
28. Discussion and Possible Action on authorizing the City Manager to negotiate and execute a Task Order agreement with Dunaway for professional engineering & design services related to Hooten Park improvements, Phase 2.
29. Discussion and Possible Action on suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change and approving cooperation with the Steering Committee of Cities Served by Oncor

28. 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 on or before 5:00 p.m.,
Wednesday, July 2, 2025.


Becky Pattillo, City Secretary