



AGENDA
REGULAR CITY COUNCIL MEETING
August 12, 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, August 12, 2025.

1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of July 8, 2025
4. Presentation to the 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 of Motion appointing a new member to the Caddo Mills Economic Development Corporation
7. Consideration of Motion appointing a new member to the Airport Advisory Board
8. **PUBLIC HEARING** – Regarding a proposed 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 Neighborhood Services
9. **PUBLIC HEARING** – Regarding a proposed rezoning of 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 Planned Development (PD)

10. Discussion and Possible Action on an **Ordinance** amending the Comprehensive Plan Future Land Use Map to redesignate Hunt CAD 129516 from Low Density residential to Neighborhood Services and rezoning the property, 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 Planned Development (PD)
11. **Public Hearing** – Regarding a proposed rezoning of an approximate 6.16-acre tract of land situated in the Catherine Havens Survey, Abstract No. 488, City of Caddo Mills, Hunt County, Texas, and being a part of Lot 2-RA, Block 1, Route 66 Addition Replat, an Addition to the City of Caddo Mills, Texas, from Multi-Family Residential (MF) to Single-Family Residential – Estate (SF-E)
12. Discussion and Possible Action on an **Ordinance** rezoning an approximate 6.16-acre tract of land situated in the Catherine Havens Survey, Abstract No. 488, City of Caddo Mills, Hunt County, Texas, and being a part of Lot 2-RA, Block 1, Route 66 Addition Replat, an Addition to the City of Caddo Mills, Texas, from Multi-Family Residential (MF) to Single-Family Residential – Estate (SF-E)
13. Consideration and Possible Action on a **Resolution** of the City Council of the City of Caddo Mills, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone (TIRZ No. 2)
14. **Public Hearing** to receive public input on the advisability of proposed Updates and Amendments to the City of Caddo Mills Land Use Assumptions, Future Land Use Map, Water and Wastewater Capital Improvements Plan, and the City of Caddo Mills Impact Fee Schedule
15. Discussion and Possible Action on an **Ordinance** of the City Council of the City of Caddo Mills, Texas, adopting updated Land Use Assumptions and Future Land Use Map; adopting an updated Water and Wastewater Capital Improvements Plan; and adopting updated Water and Wastewater Impact Fees
16. Consideration and Action on authorizing the City Manager to execute a Work Authorization for a Professional Services Contract with Public Management in the amount of \$84,000 for Grant Administrative Services related to a Local Parks Grant from Texas Parks and Wildlife Department for Hooten Park Improvements Phase 2
17. Consideration and Action on authorizing the City Manager to execute a Professional Services Contract with Dunaway in the amount of \$192,000 for Engineering Services related to the Lift Station Improvements Project
18. **Public Hearing** – Regarding the annexation of approximately 8.019 acres, consisting of Property ID's 117911, 117910, and 117909; all situated in the Shelby County School Land Abstract, generally located south of County Road 2626 and west of FM 1565

19. Consideration and Possible Action on an **Ordinance** annexing approximately 8.019 acres, consisting of Property ID's 117911, 117910, and 117909; all situated in the Shelby County School Land Abstract, generally located south of County Road 2626 and west of FM 1565, Hunt County, Texas; extending the boundary limits of the City so as to include the described property; and adopting a Written Services Agreement
20. 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 PLI I-E, LP, concerning reimbursement to the city for professional services incurred in relation to the Peregrine development
21. Discussion and Possible Action on a Resolution ratifying the Second Amendment to Development Agreement between the City of Caddo Mills and HMM Caddo Mills Land, LP and HMM Caddo Mills 65 Land, LLC (History Maker Homes)
22. Discussion and Possible Action regarding rescheduling the regular November City Council meeting from Nov. 11, 2025 (Veterans Day) to a special meeting date
23. Discussion and action on setting the Proposed FY 2025-2026 Tax Rate (Roll Call Vote)
24. Discussion and Action on setting public hearing dates and special meeting dates related to the adoption of the FY 2025-2026 Proposed Annual Budget and Proposed Tax Rate
 - September 9, 2025, 6:00 PM – Public Hearing and Adoption of the FY 2025-2026 Annual Budget.
 - September 16, 2025, 6:00 PM – Public Hearing and Adoption of the FY 2025-2026 Tax Rate.
25. Budget Workshop – Discussion regarding the City of Caddo Mills FY 2025-2026 Budget
26. 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., Thursday, August 7, 2025.



Becky Pattillo, City Secretary