



**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**September 9, 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, September 9, 2025.

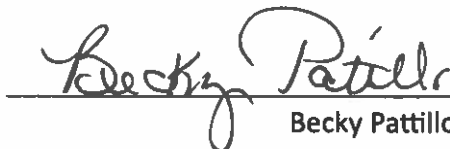
1. Call to Order
2. Invocation
3. Approval of City Council Meeting Minutes:
  - a. August 12, 2025 Regular Meeting
4. Presentation to the City Council by members of the Public. (To be conducted as close to 6:05 p.m. as possible with a three-minute limit per person. This period is reserved for citizens 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. Presentation of Proclamation – Suicide Prevention Awareness Month (**Mayor**)
7. 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) (**Development Services**)
8. Consideration and Possible Action on an **Ordinance** providing for the Sale and Issuance of the City of Caddo Mills, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025; and ordaining other matters relating to the Subject. (**Consultant**)

9. **Public Hearing** on the Proposed City of Caddo Mills Fiscal Year 2025-2026 Annual Budget. **(City Manager)**  
**(See Taxpayer Impact Statement attached to this agenda)**
10. Consideration and Possible Action on an **Ordinance** adopting the City of Caddo Mills Budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026. THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR BY \$354,533 (11.1%) AND OF THAT AMOUNT, THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$376,385. **(Record Vote Required) (City Manager)**
11. **PUBLIC HEARING** – Regarding the Creation of Tax Increment Reinvestment Zone for 4,169.37 acres of land generally located south of Farm-to-Market Road 3211, north of County Road 2168, east of Farm-to-Market Road 36, and west of East Caddo Creek. **(Consultant)**
12. Consideration and Possible Action on **Ordinance** designating a geographic area within the Corporate City Limits and Extraterritorial Jurisdiction of the City as a Tax Increment Reinvestment Zone to be known as *Reinvestment Zone Number Two, City of Caddo Mills, Texas*; providing a Preliminary Project and Finance Plan; creating a Board of Directors and appointing members of the Board; establishing a TIRZ No. 2 Fund for the Zone; providing for a termination date for the Zone: and containing related finding. **(Consultant)**
13. Consideration and action on a **Resolution**, establishing a percentage of the annual budget to be designated as Contingent Reserve funds in accordance with Section 7.08 of the City's Charter. **(Finance Director)**
14. Consideration and Action on a **Resolution** authorizing the Mayor to execute an agreement for Fire, Rescue and Medical Emergency Response services with Caddo Mills Fire Rescue. **(City Manager)**
15. Consideration and Possible Action on Approving the Caddo Mills Economic Development Corporation FY 2025 – 2026 Operating Budget. **(CMEDC Executive Director)**
16. Discussion and Possible Action on a **Resolution** authorizing a Roadway Impact Fee Study and appointing a Capital Improvements Advisory Committee. **(City Engineer)**
17. Discussion and Possible Action on a **Resolution** setting a public hearing to discuss and review the Land Use Assumptions and Capital Improvements Plan related to the Roadway Impact Fee Study. **(City Engineer).**

18. Discussion and Possible Action on a **Resolution** Approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism filing. **(City Secretary)**
19. **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; and **Section 551.074**, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee:
    - a. Municipal Judge
    - b. Municipal Court Prosecutor
  - (b) **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:
    - a. A contemplated agreement for Fire, Rescue and Medical Emergency Response Services with Caddo Mills Fire Rescue.
    - b. A contemplated development agreement with Caddo Prime LLC/Dosti Partners LLC
20. 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.
21. 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](http://www.cityofcaddomills.com) on or before 6:00 p.m., Wednesday, September 3, 2025.

  
Becky Pattillo, City Secretary



## **TAXPAYER IMPACT STATEMENT**

A comparison, for the median-valued homestead property, of the property tax bill in dollars from the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the city's proposed budget is adopted and if the budget funded by the no-new-revenue rate is adopted instead. The 2025 average value of a single-family home, after homestead exemption, is \$304,192.

For current fiscal year – 2024/2025 adopted tax rate:

$$\$304,192/\$100 \times 0.484999 = \$1,475$$

For the same property for the 2025/2026 fiscal year if the city's proposed budget (and proposed tax rate) is adopted:

$$\$304,192/\$100 \times 0.484998 = \$1,475$$

For the same property if the budget funded by the no-new-revenue rate is adopted instead

$$\$304,192/\$100 \times 0.484068 = \$1,473$$