



AGENDA
REGULAR CITY COUNCIL MEETING
October 14, 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, October 14, 2025.

1. Call to Order
2. Invocation
3. Approval of City Council Meeting Minutes:
 - a. Regular Meeting – September 9, 2025
 - b. Special Meeting – September 3, 2025
 - c. Special Meeting – September 16, 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. Any 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; or 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. **PUBLIC HEARING** – Regarding an Ordinance amending the Comprehensive Plan Future Land Use Map to redesignate the future land use designation of Hunt County CAD Property ID 121996 generally located west of 1565 and approx. 500 ft. north of Hackberry Cir. and being an approximate 2 acres situated in the Cady D C Abstract A0157, Hunt County, Texas from Low Density Residential to Neighborhood Services. **(Development Services)**
7. **PUBLIC HEARING** - Regarding a proposed rezoning of Hunt CAD 121996, generally located west of FM 1565 and 500 ft. north of Hackberry Cir., and being an approximate 2-acre tract of land, situated in the Cady D C Abstract A0157, Hunt County, Texas, from M-2 Heavy Manufacturing/Industrial District to C-1 Neighborhood Commercial District. **(Development Services)**

8. Consideration and Possible Action on an **Ordinance** rezoning an approximate 2-acre tract of land. Hunt CAD 121996, situated in the Cady D C Abstract A0157, City of Caddo Mills, Hunt County, Texas, from M-2 Heavy Manufacturing/Industrial District to C-1 Neighborhood Commercial District and amending the Comprehensive Plan Future Land Use Map by changing the land use designation for said property from Low Density Residential to Neighborhood Services. **(Development Services)**
9. Consideration and Possible Action on a **Resolution** authorizing the Mayor to execute an Administrative Services Agreement between the City of Caddo Mills and the Caddo Mills Economic Development Corporation. **(City Manager)**
10. Consideration and Possible Action on a **Resolution** appointing/replacing a Director to the Board of Directors for Caddo Mills Municipal Management District No. 1. **(Development Services)**
11. Consideration and Possible Action on **Resolution** adopting a Code of Ethics for the City Council and all appointed City Officials. **(City Secretary)**
12. **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:
 - 1) Current or contemplated developments and/or development agreements:
 - a. Caddo's Main, LLC, (Pit Stop)
 - b. Fraser Capital, LLC (Stroope Ranch)
 - c. Caddo Prime, LLC and Dosti Partners, LLC (Caddo Prime)
 - d. Enclave at Caddo Mills (Baggaley property)
 - (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; and **Section 551.074**, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee:
 - 1) City Manager
 - 2) Municipal Judge
13. 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.
14. 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 6:00 p.m., Wednesday, October 8, 2025.

Becky Pattillo, City Secretary