

AGENDA
REGULAR COUNCIL MEETING
May 14, 2024 – 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, May 14, 2024

1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of April 9, 2024
4. Discussion and Possible Action taken on Resolution Canvassing the Returns and Declaring the Results of the May 4, 2024, City of Caddo Mills General Election
5. Issue Certificate of Election and Administer Oath of Office to newly elected Council Members
6. Appointment by the City Council of a Mayor Pro Tempore for May 2024 until May 2025
7. 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
8. 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. Charter Commission
 - i. Airport
 - j. City Manager

9. Presentation and Possible Action taken on Approval of the Draft Audit for the Fiscal Year ending September 30, 2023
10. Discussion and Possible Action taken on Ordinance amending Chapter 3, Article 2, Residential Code to include Residential Rental Inspection Regulations
11. Discussion and Possible Action taken on Resolution authorizing Interlocal Cooperation Contract for the Failure to Appear (FTA) program with the Texas Department of Public Safety
12. Discussion and Possible Action taken on Professional Service Agreement with Oak National Development Fox Landing (Altura Homes)
13. Discussion and Possible Action taken on a Contract with P3 Works, LLC, for a proposed Public Improvement District ("PID") and Tax Increment Reinvestment Zone ("TIRZ") for Fox Landing
14. Consideration and Possible Action taken on final plat for Property ID 215738 Lot 1 Block 1, Pilot Travel Centers #367 Addition, commonly known as 2725 W I-30 being an approximate 9.6901 acres tract of land situated in the Morris Mary Survey, Abstract 649, Hunt County, Texas and 2725 W I-30 Lot 2 Block 1 Pilot Travel Centers #367 Addition being an approximate 1.8222 acres tract of land situated in the Morris Mary Survey, Abstract 649, Hunt County, Texas
15. Discussion and Possible Action taken to ratify the approval of a Resolution consenting to the creation of Municipal Management District No. 2, approved as part of a Development Agreement with HMH Caddo Mills Land, LP on April 9, 2024
16. Discussion and Possible Action taken authorizing Contract with Public Management for the preparation and administration services for TP&W Grant per attached proposal
17. Discussion and Possible Action taken on Resolution approving an Interlocal Agreement with Hunt County for participation in a Tax Increment Reinvestment Zone Number One, as presented and approved by the Hunt County Commissioner's Court
18. 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) Interlocal Agreements with Hunt County and with Hunt Memorial Hospital District for participation in Tax Increment Reinvestment Zone No. 1
 - (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
19. 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
20. 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, May 10, 2024.


Becky Pattillo, City Secretary