

AGENDA
REGULAR COUNCIL MEETING
APRIL 9, 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, April 9, 2024

1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of March 12, 2024, and the special meeting of March 28, 2024
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
 - d. Police
 - e. Fire
 - f. Building Services
 - g. Economic Development Corporation
 - h. Charter Commission
 - i. Airport
 - j. City Manager
6. Consideration and Possible Action taken on Award of Bid for Road Construction Project per Engineer Recommendation
7. Consideration and Possible Action taken on Award of Bid for Purchase and Installation of Police Radios

8. Discussion and Possible Action taken on Approval of DR Horton – Trailstone Phase 6 per Engineer and Planning & Zoning Recommendation
9. Discuss and consider adoption of a resolution of the City Council of the City of Caddo Mills, Texas, directing publication of notice of intention to issue combination tax and revenue certificates of obligation; and resolving other matters relating to the subject
10. Discussion and Possible Action taken on Approval of request from Petitt – ECD, LP, regarding a 12-month extension of the Preliminary Plat for the proposed development Preserve at Brushy Creek
11. Discussion and Possible Action taken on Ordinance adopting the 2021 International Residential Code with Amendments, 2021 International Building Code with Amendments, 2021 International Existing Building Code with Amendments, 2021 International Plumbing Code with Amendments, 2021 International Fuel Gas Code with Amendments, 2021 International Mechanical Code with Amendments, 2021 International Property Maintenance Code with Amendments, 2021 International Fire Code with Amendments, 2021 International Swimming Pool and Spa Code and Amendments, 2021 International Private Sewage Disposal Code and the 2023 National Electric Code NFPA70 with Amendments
12. Discuss and consider adoption of a Resolution of the City Council of the City of Caddo Mills, Texas approving a Development Agreement between the City of Caddo Mills and HMH Caddo Mills Land, LP (History Maker Homes) and authorizing the City Manager to execute the agreement.
13. **PUBLIC HEARING** – Conduct a Public Hearing on the on the creation of a reinvestment zone and its benefits to the City of Caddo Mills, which proposed reinvestment zone contains approximately 4,393.076 acres of land generally located south of State Highway 66, north of Interstate 30, with some parcels directly south of Interstate 30, east of County Road 2648, and west of FM 36 and being located within the corporate limits and extra territorial jurisdiction of the City of Caddo Mills, Texas.
14. Discuss and consider adoption of an Ordinance of the City Council of the City of Caddo Mills, Texas, designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, City of Caddo Mills, Texas; describing the boundaries of the Zone; creating a Board of Directors for the Zone and appointing members of the Board; establishing a Tax Increment Fund (TIRZ fund) for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; and providing that the Zone take effect immediately upon passage of the Ordinance.

15. 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 regarding development agreements, developments, and zoning standards.

(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.

16. 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

17. 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, April 4, 2024.

Becky Pattillo, City Secretary