

AGENDA
REGULAR COUNCIL MEETING
MARCH 12, 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, March 12, 2024

1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of February 13, 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
 - d. Police
 - e. Fire
 - f. Building Services
 - g. Economic Development Corporation
 - h. Charter Commission
 - i. Airport
 - j. City Manager
6. Consideration of Request from the Economic Development Corporation for approval to purchase land located at 2404 Second Street
7. Consideration of Recommendation from the Caddo Mills Economic Development Corporation to employ Ray Dunlap as the Executive Director for a probation period of six months

8. Consideration of Motion on recommendation of EDC, to fill two vacant board positions
9. Consideration and Possible Action taken allowing tower use for Meter Reading System
10. Discussion and Possible Action taken on Adoption of Ordinance Amending Chapter 13, Section 13.01.003, Code of Ordinances, adding Sanitation fees for dumpsters
11. **PUBLIC HEARING** - Consideration of Ordinance amending the Caddo Mills Zoning Ordinance and Map to Rezone Property ID 48245, legally described as an approximate .3271 acre tract of land situated in the INTERURBAN ADDITION (CADDO MILLS) Blk 4 Lot 4 (Pt of 4-5), commonly known as 2512 Brewster Street from Single Family Residential (SF1) to Two Family (Duplex) Residential (TF)
12. **PUBLIC HEARING** regarding the creation of a Public Improvement District to be known as the Caddo Mills Crossing Public Improvement District, and Consider and Take Action on Resolution authorizing and creating the Caddo Mills Crossing PID in accordance with Chapter 372 of the Texas Local Government Code, providing for a severability clause, providing for related matters, and providing an effective date
13. Discussion and Consideration of Resolution authorizing the execution of an Escrow Agreement regarding a Dissolution Petition for the Caddo Mills Crossing Public Improvement District and resolving other matters relating to the subject
14. Discussion and Consideration of a Resolution authorizing execution of a Reimbursement Agreement with the developer of the Caddo Mills Crossing Public Improvement District (PID), and resolving other matters relating to the subject
15. Discussion and Consideration of Resolution calling for a Public Hearing on the creation of a Tax Increment Reinvestment Zone containing 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 Extraterritorial Jurisdiction of the City of Caddo Mills; Authorizing the Issuance of notice by the City Secretary regarding the Public Hearing; directing the City of Caddo Mills to prepare a preliminary Reinvestment Zone Financing Plan, and providing a severability clause and an effective date
16. Discussion and Possible Action taken on a Professional Services Agreement (PSA) with Fraser Capital, LLC, for a proposed Public Improvement District ("PID") and Tax Increment Reinvestment Zone ("TIRZ") for Stroope Ranch

17. 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
 - (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.
18. 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
19. 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, March 8, 2024.

Becky Pattillo, City Secretary