

**AGENDA
REGULAR COUNCIL MEETING
FEBRUARY 13, 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, February 13, 2024

1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of January 9, 2024
4. Approval of Minutes from the Board of Adjustment meetings of September 13, 2022, and May 9, 2023
5. 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
6. **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
7. Consideration of Resolution Ordering a General Election to be held on May 6, 2023, for the purpose of electing three (3) Council Members for a two-year term each
8. Consideration of Resolution Authorizing continued participation with the Steering Committee of Cities served by Oncor Electric Delivery Company, LLC

9. Discussion and Possible Action taken on new Sewer Line and Lift Station from FM 36 to KOA Campground
10. Discussion and Possible Action taken on allowing fireworks in City Limits and providing funding for Red, White and Boom
11. Consideration of recommendation from the Economic Development Corporation for a Budget Amendment for the purchase of a Marquee Sign to be placed in Parking Lot of old Payne Supermarket located at 2317 Highway 66
12. Consideration of recommendation from the Economic Development Corporation for a Ground Easement from Howard and Karen Jo Barrow to the City of Caddo Mills for proposed Marquee Sign Location
13. Consideration of recommendation from the Caddo Mills Economic Development Corporation of budget amendment for all costs associated with the Board Strategic Planning Training event
14. Consideration of recommendation from the Caddo Mills Economic Development Corporation of budget amendment for all costs associated with the enrollment and travel/per diem for an EDC training class
15. Consideration of Motion awarding Professional Services for City Lake Park Improvements per attached proposal
16. Discussion and Possible Action taken on a Professional Services Agreement (PSA) with Pathway Land Development, LLC, for proposed Public Improvement District ("PID") and a Tax Increment Reinvestment Zone ("TIRZ") for Brushy Creek
17. 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 Brushy Creek
18. Discussion and Possible Action taken to allow the City Manager to negotiate and execute a Professional Services Agreement (PSA) with Code Complete, LLC, for a proposed Municipal Management District ("MMD") and a Tax Increment Reinvestment Zone ("TIRZ") for Caddo Pointe
19. Discussion and Possible Action taken on Contract with P3 Works, LLC, for a proposed Municipal Management District ("MMD") and Tax Increment Reinvestment Zone ("TIRZ") for Caddo Pointe

20. Discussion and Possible Action taken regarding the conditional approval of a final plat for Caddo Mills Crossing consisting of 159.09 acres of land located in the City of Caddo Mills, Hunt County, Texas situated in the Catharine Havins Survey, Abstract No. 488, WM. Hart Survey Abstract No. 462 and the Henry Watson Survey, Abstract No. 1126, Hunt County, Texas (Hunt County CAD ID Nos. 26813 and 27137)
21. Discussion and Possible Action taken on a Resolution of the City of Caddo Mills accepting a petition seeking the creation of the Caddo Mills Crossing Public Improvement District within the corporate limits of the City and calling for a public hearing at the City Council's March 12, 2024, Regular Meeting
22. 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, water and sewer CCNs, 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.
23. 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
24. 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, February 8, 2024.



Becky Pattillo, City Secretary