



AGENDA
SPECIAL CITY COUNCIL MEETING
March 24, 2026 – 6:30 P.M.

The Caddo Mills City Council will hold a special scheduled meeting at City Hall, 2313 Main Street, Caddo Mills, Texas at 6:30 p.m. on Tuesday, March 24, 2026.

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers may attend this meeting remotely using video conferencing technology. The video and audio feed of the video conferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

1. Call to Order
2. Invocation
3. Presentation to the City Council by members of the Public (to be conducted as close to 6:35 p.m. as possible with a three-minute limit per person, unless otherwise required by law). This period is reserved for citizens to address Council about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Per the Texas Open Meetings Act, the Council is not permitted to act on or discuss any item not listed on the agenda, but Council may respond with a statement of fact or policy. Items suggested for action may be placed on a future agenda, at the Council's sole discretion.
4. Consideration and Possible Action on a **Resolution** accepting a Petition Requesting Annexation from HMH Caddo Mills Land, L.P. and HMH Caddo Mills 65 Land, LLC to annex approximately **53.54 acres** being Hunt CAD Property ID 22547, A0157 CADY D C, 48.5490 acres; and Hunt CAD Property ID 250293, S4457 PARSONS ESTATES LOT 2-2 4.9910 acres (PT of 12.341 acres), both generally located south of State Highway 66 and west of FM 1565, and approximately **128.26 acres** being Hunt CAD Property ID 21101, A0049 BUSTILLA CLEMENTE, TRACT 60 123.93 acres, generally located east of FM 1565 and north of Interstate 30; and Hunt CAD Property ID 21082, A0049 BUSTILLA CLEMENTE, TRACT 52, 4.33 acres; commonly known as 3925 County Road 2628; setting a Public Hearing for the Annexation; and authorizing staff to negotiate and execute a Written Services Agreement with the property owner. (History Maker Homes). **(City Manager)**
5. Consideration and Possible Action on a resolution approving a First Amendment to Development Agreement by and between the City of Caddo Mills and Code Complete, LLC (Caddo Pointe). **(City Manager)**
6. Consideration and action on awarding the City of Caddo Mills Lift Station Improvement Project to the successful bidder and authorizing the execution of construction contracts and related documents. **(City Manager)**

7. Presentation, Discussion and Possible Action regarding capital project updates and possible future budget amendments related to capital projects included in the FY 25-26 Annual Budget, including Hooten Park improvements (Phase 1 & 2) and City Lakes Park improvements. **(City Manager)**
8. Discussion regarding the City of Caddo Mills Comprehensive Plan's goals, recommendations and implementation strategies regarding development standards and the City's priorities for reviewing, updating and implementing strategies and community design standards. **(City Manager)**
9. 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 551.087**, 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 and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect.
 - (b) **Section 551.071**, Consultation with Attorney on a matter in which the duty of the 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:
 - i. Caddo's Main, LLC (Pit Stop)
 - (c) **Section 551.074**, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: City Manager
10. 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.
11. 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., Tuesday, March 17, 2026.

Becky Pattillo, City Secretary