



AGENDA
SPECIAL CITY COUNCIL MEETING
July 28, 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, July 28, 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. PUBLIC HEARING – regarding the proposed amendment to the boundary and project costs of Reinvestment Zone Number One, City of Caddo Mills, Texas and the Amended and Restated Project and Finance Plan for Reinvestment Zone Number One, City of Caddo Mills, Texas.
5. Discussion and Possible Action on an Ordinance amending the boundary and project costs of Reinvestment Zone Number One, City of Caddo Mills, Texas and approving the Amended and Restated Project and Finance Plan for Reinvestment Zone Number One, City of Caddo Mills, Texas in accordance with Section 311.011(d), Texas Tax Code.
6. PUBLIC HEARING – regarding the proposed amendment to the boundary and project costs of Reinvestment Zone Number Two, City of Caddo Mills, Texas and the Amended and Restated Project and Finance Plan for Reinvestment Zone Number Two, City of Caddo Mills, Texas.
7. Discussion and Possible Action on an Ordinance amending the boundary and project costs of Reinvestment Zone Number Two, City of Caddo Mills, Texas and approving the Final

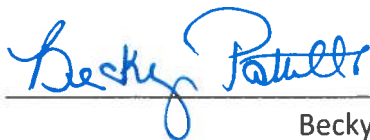
Project and Finance Plan for Reinvestment Zone Number Two, City of Caddo Mills, Texas in accordance with Section 311.011(d), Texas Tax Code.

8. Discussion and possible action on a Resolution approving an amendment to the Interlocal Agreement with Hunt County for Participation in the Tax Increment Reinvestment Zone Number 1 (TIRZ #1)
9. Discussion and possible action on a Resolution approving an amendment to the Interlocal Agreement with Hunt Memorial Hospital District for Participation in the Tax Increment Reinvestment Zone Number 1 (TIRZ #1)
10. Discussion and possible action on a Resolution approving an amendment to the Interlocal Agreement with Hunt County for Participation in the Tax Increment Reinvestment Zone Number 2 (TIRZ #2)
11. Discussion and possible action on a Resolution approving an amendment to the Interlocal Agreement with Hunt Memorial Hospital District for Participation in the Tax Increment Reinvestment Zone Number 1 (TIRZ #2)
12. Consideration and Possible Action on an ordinance approving the 2026 annual update to the service and assessment plan and assessment roll for the Caddo Mills Crossing Public Improvement District including the collection of the 2026 annual installments
13. Consideration and Possible Action on an ordinance approving the 2026 annual update to the service and assessment plan and assessment roll for the Enclave of Bahamas Public Improvement District including the collection of the 2026 annual installments
14. Consideration and Possible Action on an ordinance setting the regular Council meeting date and times per Article 3 Sec. 3.08 of the City of Caddo Mills Charter
15. PUBLIC HEARING – regarding the proposed annexation of a portion of TxDOT right-of-way corridor along State Highway 66 being approximately 21.04 acres; a portion of Hunt County right-of-way corridor along County Road 2134 being approximately 1.4 acres, and portions of Hunt County right-of-way corridor along County Road 2506 and County Road 2508 being 3.3 acres of land, excluding any private property situated along said right-of-way corridors
16. Discussion and Possible Action taken on Economic Incentive between the Caddo Mills Economic Development Corporation and Guillermo Campos (Si Senor Tex-Mex and Bella's Market LLC)
17. Discussion and Possible Action taken on First Amendment to Development Agreement with D.R. Horton – Texas, Ltd. (Trailstone)

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 551.087, 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 and amendments thereto:
 - i. Caddo's Main, LLC (Pit Stop)
 - 2) City Manager
 - 3) Fire Department
 - 4) Receive briefing regarding pending personnel matter
 - (c) Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: City Manager
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 6:30 p.m., Tuesday, July 21, 2026.



Becky Pattillo, City Secretary