



AGENDA

CITY COUNCIL MEETING

September 8, 2026 – 6:00 P.M.

The Caddo Mills City Council will hold a regular meeting at City Hall, 2313 Main Street, Caddo Mills, Texas at 6:00 p.m. on Tuesday, September 8, 2026.

1. Call to Order
2. Invocation
3. Approval of City Council Meeting Minutes:
 - a. Regular Meeting – August 4, 2026
 - b. Special Meeting – August 25, 2026
 - c. Special Meeting – August 27, 2026
4. Presentation to the 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, 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.
5. **REPORTS:** (written reports available at City Hall prior to meeting)
 - a. Financials including Accounts Payable
 - b. Court
 - c. Public Works / Engineering / Parks Update
 - d. Police
 - e. Fire
 - f. Building Services
 - g. Economic Development Corporation
 - h. Airport
 - i. City Manager
6. **PUBLIC HEARING** – regarding the voluntary annexation of Hunt CAD Property ID 21116, being approximately 198.8158 acres situated in the Clemente Bustilla Survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507
7. Discussion and Possible Action on an Ordinance annexing Hunt CAD Property ID 21116, being approximately 198.8158 acres situated in the Clemente Bustilla Survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507

8. **PUBLIC HEARING** – regarding establishing permanent zoning of “PD” Planned Development District (PD-Becker Estates) with an SF-2 Single Family Residential District-2 base zoning for approximately 198.8158 acres described as Hunt CAD Property ID 21116, situated in the /Clemente Bustilla Survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507
9. Discussion and Possible Action on an Ordinance establishing permanent zoning of “PD” Planned Development District (PD-Becker Estates) with an SF-2 Single Family Residential District – 2 base zoning for approximately 198.8158 acres described as Hunt CAD Property ID 21116, being approximately 198.8158 acres situated in the Clemente Bustilla Survey, Abstract No. 49, generally located south of County Road 2508 and east of County Road 2507
10. Discussion and Possible Action authorizing amendments to the City of Caddo Mills Fiscal Year 2025 / 2026 Budget
11. **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
12. 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
13. **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
14. 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
15. Discussion and Possible Action on a Resolution ratifying amendments to the Interlocal Agreements with Hunt County and with the Hunt Memorial Hospital District for Participation in the Tax Increment Reinvestment Zone Number 1 (TIRZ #1)
16. Discussion and Possible Action on a Resolution ratifying amendments to the Interlocal Agreements with Hunt County and with the Hunt Memorial Hospital District for Participation in the Tax Increment Reinvestment Zone Number 2 (TIRZ #2)

17. Discussion and possible action regarding a resolution declaring a city-owned 2021 Ford F-150 (0427) as salvage property, accepting insurance proceeds, and authorizing the City Manager to dispose of the vehicle
18. **PUBLIC HEARING** - on the Proposed City of Caddo Mills Fiscal Year 2026-2027 Annual Budget. (See Taxpayer Impact Statement attached to this agenda)
19. Consideration and Possible Action on an Ordinance adopting the City of Caddo Mills Budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027. **See Taxpayer Impact Statement attached to this agenda.**
20. Consideration and Possible Action on a Resolution approving a Second Amendment to Amended and Restated Development Agreement with Oak National Development, LLC (Fox Landing)
21. Consideration and Possible Action on Second Reading of Resolution authorizing Agreement with the Caddo Mills Economic Development Corporation for Construction at the Caddo Mills Municipal Airport and approving Amendment to the EDC's FY 2025 – 2026 Budget
22. Consideration and Possible Action on Caddo Mills Economic Development Corporation Fiscal Year 2026 – 2027 Budget
23. **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.
 - 1) GG Ventures
 - (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) City Manager
 - (c) **Section 551.074**, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: City Manager

24. 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.

25. 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); §551.075 (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., Monday, August 31, 2026.

Becky Pattillo, City Secretary

Taxpayer Impact Statement			
Average Homestead Value			
2025 \$304,192			
2026 \$278,280			
Property Tax Due on Average Valued Homestead			
2025 Current Rate vs 2026 Proposed Rate vs 2026 No New Revenue Rate			
	Rate per \$100 of Value	Average-Valued Homestead Property	Tax Due
2025 Adopted Rate	0.484998	\$304,192	\$1,475
2026 No New Revenue Rate	0.487139	\$278,280	\$1,356
2026 Proposed Rate	0.499990		\$1,391