City of CADDO MILLS

AGENDA

REGULAR CITY COUNCIL MEETING

November 10, 2026 – 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, November 10, 2026.

(1) Call to Order

(2) Invocation

(3) Approval of City Council Meeting Minutes:

  (a) Regular Meeting – October 13, 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) Consideration and Possible Action taken on Resolution reappointing members to the Caddo Mills Economic Development Corporation

(7) Consideration and Possible Action taken on Resolution reappointing members to the Planning & Zoning Commission

(8) Consideration and Possible Action on Resolution authorizing submission of the 2027 – 2028 CDBG Grant to the Texas Department of Agriculture

(9) **PUBLIC HEARING** – regarding the voluntary annexation of approximately 5 acres being Hunt CAD Property ID 124467, S4855 Sanchez Addition Lot 1 commonly known as 4569 FM 1565; and Hunt CAD Property ID 23325, S4855 Sanchez Addition Lot 2, commonly known as 4615 FM 1565

(10) Consideration and Possible Action taken on Ordinance annexing approximately 5 acres being Hunt CAD Property ID 124467, S4855 Sanchez Addition Lot 1, commonly known as 4569 FM 1565; and Hunt CAD Property ID 23325, S4855 Sanchez Addition Lot 2, commonly known as 4615 FM 1565

(11) **PUBLIC HEARING –** regarding amending the Comprehensive Plan Future Land Use Map by changing the Future Land Use Designation for Hunt County CAD Property ID #23325, 4615 FM 1565, Caddo Mills, TX, Sanchez Addition Lot 2, being an approximate 2.998 acres; and Hunt County CAD Property ID #124467, 4569 FM 1565, Caddo Mills, TX, Sanchez Addition Lot 1, being an approximate 2.0 acres from Low Density Residential to Mixed Use.

(12) Consideration and Possible Action on an ordinance amending the Comprehensive Plan Future Land Use Map by changing the Future Land Use Designation for Hunt County CAD Property ID #23325, 4615 FM 1565, Caddo Mills, TX, Sanchez Addition Lot 2, being an approximate 2.998 acres; and Hunt County CAD Property ID #124467, 4569 FM 1565, Caddo Mills, TX, Sanchez Addition Lot 1, being an approximate 2.0 acres from Low Density Residential to Mixed Use.

(13) **PUBLIC HEARING –** regarding establishing permanent zoning of Mixed Use (MU) for Hunt County CAD Property ID #23325, 4615 FM 1565, Caddo Mills, TX, Sanchez Addition Lot 2, being an approximate 2.998 acres; and Hunt County CAD Property ID #124467, 4569 FM 1565, Caddo Mills, TX, Sanchez Addition Lot 1, being an approximate 2.0 acres

(14) Consideration and Possible Action on an Ordinance establishing permanent zoning of Mixed Use (MU) District for Property ID 23325, Sanchez Addition Lot 2, commonly known as 4615 FM 1565 and Property ID 124467, Sanchez Addition Lot 1, commonly known as 4569 FM 1565

(15) Consideration and Possible Action on Second Reading of a Resolution authorizing the Caddo Mills Economic Development Corporation to purchase property located at 2300 First Street and 2302 First Street and to sell property at 2300 First Street and 2301 Highway 66

(16) Consideration and Possible Action on Second Reading of Resolution authorizing the Caddo Mills Economic Development Corporation to enter into an Incentive Agreement with F2 Investment LLC

(17) Consideration and Possible Action on Second Reading of Resolution to award professional planning, surveying and engineering services for the FM 1565 Commercial Development

(18) Consideration and Possible Action awarding bid for Sewer Line Project at FM 1565 (EDC Property)

(19) Consideration and Possible Action awarding bid for Water Line Improvements at FM 1565 (EDC Property)

(20) Consideration and Possible Action on a Resolution ratifying the contract with Groves Electrical Service, Inc. for the Hooten Park electrical project

(21) Consideration and Possible Action on an Agreement with TXGovSolutions, LLC for Special Assessment Collector Services

(22) Consideration and Possible Action taken on a Resolution accepting a petition to create the Stroope Ranch Public Improvement District No. 1 and calling for a public hearing; authorizing the issuance of notice by the City Secretary of the City of Caddo Mills, Texas regarding the public hearing; and providing an effective date

(23) Consideration and Possible Action taken on a Resolution accepting a petition to create the Stroope Ranch Public Improvement District No. 2 and calling for a public hearing; authorizing the issuance of notice by the City Secretary of the City of Caddo Mills, Texas regarding the public hearing; and providing an effective date

(24) **Public Hearing** – Results of Independent Financial Audit on Impact Fees

(25) Consideration and Possible Action on a Resolution authorizing the City Engineer to prepare Land Use Assumptions Report, Roadway Capital Improvement Plan, and Roadway Impact Fee calculations and appointing a Capital Improvements Advisory Committee

(26) 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) City Manager / Incentive Retention Money

(27) 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., Monday, November 2, 2026.

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Becky Pattillo, City Secretary