

**CITY COUNCIL MEETING/PUBLIC HEARING
CITY HALL
2313 MAIN STREET
COUNCIL CHAMBERS
CADDO MILLS, TEXAS 75135**

AGENDA

NOVEMBER 09, 2021 TUESDAY at 6:00 p.m.

1. INVOCATION
2. OPEN THE MEETING AND ANNOUNCE THAT A SUPER QUORUM IS PRESENT
3. APPROVE MINUTES OF PREVIOUS MEETING: (October 12, 2021)
4. OPEN FORUM: Citizens who wish to address the City Council may discuss matters that are not on the agenda and who have not previously expressed to the City Council or City Hall, a desire to discuss such matters. The only response from the Council can be to request these
5. REPORTS: (written reports available at City Hall prior to meeting)
 - a. Financials including Accounts Payable Report
 - b. Court Report
 - c. Public Works Report
 - d. Police Report
 - e. Fire Report
 - f. Building Services
 - g. City Manager
 - h. EDC Director
6. ACTION/DISCUSSION:
 - A) Consider and take action on a Resolution 110921 authorizing the mayor to execute a Development Agreement between the City of Caddo Mills, Texas and Jeffrey Cotton, James A. McMahan, James M. McMahan, and MR Joyce, LLC for an approximate 149.587acre tract of land located at 4672 FM 1565 and 4449 CR 2617.
 - B) Consider and take action on a Resolution 110921-1 authorizing the City Manager to execute a Development Agreement between the City of Caddo Mills, Texas and Stephanie Zimmermann and MR Joyce, LLC for a 154.54 acre tract of land generally located west of CR 2617, south of CR 2613 and east of Hwy 66.
7. OPEN PUBLIC HEARING
8. PUBLIC HEARINGS:

- A) Discuss, hold a public hearing, and take action on an Ordinance 110921-1 annexing the hereinafter described territory known as Hunt CAD Property IDs 21106, 34798, 34683 and 101935, located at 4672 FM 1565 and 4449 CR 2617, and being an approximate 149.587 acre tract of land situated in the Bustilla Clemente Survey, Abstract 49, Tract 76 and in the Shelby County School Land Survey, Abstract 946, Tracts 12, 61-2 and 81, Hunt County, Texas, extending the boundary limits of the City so as to include the described property, and adopting a Written Services Agreement.
- B) Discuss, hold a public hearing, and take action on an Ordinance 110921-2 annexing the hereinafter described territory known as Hunt CAD Property ID 34773, generally located west of CR 2617, south of CR 2613 and east of Hwy 66, and being an approximate 154.354 acre tract of land situated in the Shelby County School Land Survey, Abstract 946, Tract 71, Hunt County, Texas, extending the boundary limits of the City so as to include the described property, and adopting a Written Services Agreement
- C) Discuss, hold a public hearing, and take action on an Ordinance 110921-3 annexing the hereinafter described territory known as Hunt CAD Property ID 34763, located at 3821 CR 2626, and being an approximate 2.002 acre tract of land situated in the Shelby County School Land Survey, Abstract 946, Tract 61-1, Hunt County, Texas, extending the boundary limits of the City so as to include the described property, and adopting a Written Services Agreement.
- D) Discuss, hold a public hearing, and take action on an Ordinance 110921-4 annexing the hereinafter described territory known as Hunt CAD Property ID 34763 located at 3821 CR 2626 and being an approximate 1.06 acre tract of land situated in the Bustilla Clemente Survey, Tract 61-1 and in the Shelby County School Land Survey, Abstract 946 Hunt County, Texas extending the boundary limits of the City so as to include the described property, and adopting a Written Services Agreement.
- E) Receive a report, discuss, hold a public hearing, and take action on an Ordinance rezoning approximately 149.587 acres of land, located at 4672 FM 1565 and 4449 CR 2617, from the temporary classification of A - Agricultural District to PD - Planned Development District.
- F) Receive a report, discuss, hold a public hearing, and take action on an Ordinance rezoning approximately 154.34 acres of land, located west of CR 2617, South of CR 2613 and East of Hwy 66, from the temporary classification of A - Agricultural District to PD - Planned Development District.
- G) Receive a report, discuss, hold a public hearing, and take action on an Ordinance rezoning approximately 0.73 acres of land located at 3821 CR 2626, from the temporary classification of A - Agricultural District to SF-1 - Single Family Residential District -1.
- H) Receive a report, discuss, hold a public hearing, and take action on an Ordinance rezoning approximately 1.06 acres of land, located at 3821 CR 2626, from the temporary classification of A - Agricultural District to SF-E - Single Family Residential District - Estate.

9. ADJOURN PUBLIC HEARING

10. 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(2): Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: zoning and development agreements, procurement laws and bidding.

11. RECONVENE IN TO REGULAR SESSION: In accordance with Texas Government Code, Section 551.001, et seq., the City Council will reconvene into Regular Session to take any action necessary regarding the following items discussed in Executive Session:

12. ACTION/DISCUSSION:

- a) Consider and Act on rejecting bids on Wastewater Treatment Plant Dated 9-20-21 Per Engineer recommendation letter.
- b) Consider and Act on Awarding the bid for Wastewater Treatment Plant Dated 10-19-21 Per Engineer recommendation letter.
- c) Consider and Act on Awarding the bid for Electrical Wastewater Treatment Plant Dated 10-19-21 Per Engineer recommendation letter.
- d) Consider and Act on rejecting bids on Blowers for Wastewater Treatment Plant Dated 10-19-21 Per Engineer recommendation letter.
- e) Consider and Act on awarding bid for waterline and street improvement Project 2020 TX CDBG #7220070 dated 10-26-2021 Per Engineer recommendation letter.
- f) Consider and Act on awarding Engineer Services for street Bond project per proposal attached.
- g) Consider and Act on distribution of the 56 Votes allotted to the City of Caddo Mills for Hunt County Appraisal District's official ballot of the 2022-2023 Board of Directors, and related resolution.
- h) Review and Discuss section 3 policy updates and Information for the City's TX CDBG Contract #7220070.
- i) Consider and take action on a resolution authorizing the Mayor to execute a Development Agreement between the City of Caddo Mills, Texas and Jeffrey Cotton, James A. McMahan, James M. McMahan and MRJoyce, LLC for an approximate 149.587acre tract of land located at 4672 FM 1565 and 4449 CR 2617.

- j) Consider and take action on a resolution authorizing the City Manager to execute a Development Agreement between the City of Caddo Mills, Texas and Stephanie Zimmermann and MRJoyce, LLC for an 154.54 acre tract of land generally located west of CR 2617, south of CR 2613 and east of Hwy 66.

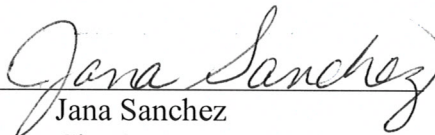
13. ADJOURN

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 attorney for the City); §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, Jana Sanchez, posted this agenda in the locked, public notice box facing the outside, and on the City Hall bulletin board, by 5:00 p.m., on Friday, November 5, 2021.

SEAL:





Jana Sanchez
City Secretary