

**AGENDA**  
**REGULAR COUNCIL MEETING**  
**September 10, 2024 – 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, September 10, 2024

1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of August 13, 2024
4. Presentation to 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. This period is reserved for citizens to discuss items not on the listed agenda. The response to Public Comments will be limited to 1) A statement of fact or policy; 2) Direction to take up the issue with a City Staff member; 3) An offer to place the item on a future City Council Agenda
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,** Discussion and Possible Action taken on Ordinance Adopting the City of Caddo Mills Fiscal Year 2024 – 2025 Operating Budget
7. Discussion and Possible Action taken on Adopting the Caddo Mills Economic Development Corporation FY 2024 – 2025 Operating Budget
8. Discussion and Possible Action taken on Engineering proposal for Hooten Park Phase I

9. Discussion and Possible Action taken on Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the 2024 Rate Review Mechanism
10. Discussion and Possible Action taken on a Resolution authorizing the City Manager to negotiate and execute on behalf of the City a TIRZ Reimbursement Agreement between the City, TIRZ No. 1 Board of Directors, and JTM Acquisitions, Inc. for the reimbursement of certain eligible public infrastructure costs as provided in the TIRZ Final Plan/Preserve at Brushy Creek
11. Discussion and Possible Action taken on a Resolution of the City Council of the City of Caddo Mills, Texas approving a Development Agreement between the City of Caddo Mills and Oak National Development, LLC (Fox Landing) and authorizing the City Manager to execute the agreement
12. **PUBLIC HEARING**, Discussion and Possible Action taken on approval of a Resolution authorizing the creation of a public improvement district to be known as the Fox Landing Public Improvement District, and ordering public improvements to be made for the benefit of such district
13. **PUBLIC HEARING**, Discussion and Possible Action taken on an Ordinance rezoning approximately 1.00 acre of land identified as Hunt CAD Property ID 111624 and located at 3079 Highway 66 from Agriculture (A1) to Commercial (C-1)
14. **PUBLIC HEARING**, Discussion and Possible Action taken on an Ordinance rezoning an approximate 0.643-acre portion of Hunt CAD Property ID 53656, located at 2216 Dixie Street from Single Family (SF – 2) to Commercial (C-1)
15. **PUBLIC HEARING**, Discussion and Possible Action taken regarding the City of Caddo Mills Municipal Airport Zoning Ordinance
16. Discussion and Possible Action taken on Ordinance amending Chapter 3, Article 2, Residential Code to include Residential Rental Inspection Regulations
17. Discussion and Possible Action taken on Ordinance amending Chapter 4, “Business Regulations” by repealing and replacing Article 4.04, “Alcoholic Beverages”
18. Discussion and Possible Action taken regarding amending the Planned Development (PD) Ordinance for the Pit Stop, located at 5115 FM 1565 including (1) an amendment to Exhibit B, Development Standards, Section D.2.c to correct the number of allowed lots in the RV Park, changing Phase 1 Lot count from 148 to 150 and adding Phase 2 RV lot count of 120 and (2) an amendment to Exhibit C, Concept Plan, to relocate Phase 1 commercial

development and to move the Event Area, Tiny Homes and Golf Driving Range from Phase 1 to Phase 2

19. 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, Consultation with City Attorney on a matter in which the duty of the City 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
  - (b) Section 551.072, Real Property: Deliberate the purchase, exchange, lease, or value of real property
  - (c) 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 of Caddo Mills and with which the City is conducting economic development negotiations; and to deliberate the offer of a financial or other incentive to the business prospect
20. 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
21. 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](http://www.cityofcaddomills.com) on or before 5:00 p.m., Thursday, September 5, 2024.

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Becky Pattillo, City Secretary