

AGENDA
REGULAR COUNCIL MEETING
APRIL 8, 2025 – 6:00 P.M.

<p style="text-align:center">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, April 8, 2025</p>
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1. Call to Order
2. Invocation
3. Approval of Minutes from the regular meeting of March 11, 2025
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
 - d. Police
 - e. Fire
 - f. Building Services
 - g. Economic Development Corporation
 - h. Airport
 - i. City Manager
6. Presentation and Possible Action taken on Draft Audit for the Fiscal Year ending September 30, 2024
7. Consideration of Motion authorizing an Amendment to the Caddo Mills Fire Department Budget
8. Consideration of Motion appointing Members to the Caddo Mills Economic Development Corporation

9. Consideration and Possible Action taken on Economic Development Grant, Incentive, or Loan to Pamela Bowen Stanley for purchase of property located at 2404 First Street, Caddo Mills, Texas
10. Consideration and Possible Action taken on Award of Bid for the Construction of Parking Lot at the EDC Office
11. Consideration and Possible Action taken on Economic Development Grant for G4 Fitness, LLC (Ed McGuire)
12. Consideration and Possible Action taken on Economic Development Grant or Incentive Agreement with Brad Crumpton for the development or use of building space located at the Corner of FM 36 and Dixie Street
13. Consideration and Possible Action taken on Award of Bid for Bar Screen Project on Wastewater Treatment Plant per attached Engineer's Recommendation letter
14. Consideration and Possible Action taken on Ordinance amending Chapter 13, "Utilities", Article 13.01 "General Provisions", by amending Section 13.01.003, "Water and Sanitation Fees" to reflect the current rates for Water, Sewer, and Sanitation
15. Conduct a Public Hearing and consider approval of a Resolution authorizing the creation of a public improvement district to be known as the Enclave of Bahamas Public Improvement District, and ordering public improvements to be made for the benefit of such district
16. Consideration and Possible Action taken on Resolution approving a PID Reimbursement Agreement between the City of Caddo Mills and Caddo Mills Laguna Land Azure, LLC (Megatel – Enclave of Bahamas)
17. Consideration and Possible Action taken on Resolution approving a 380 Agreement between the City of Caddo Mills and Caddo Mills Laguna Azure, LLC (Megatel – Enclave of Bahamas)
18. Consideration and Possible Action taken on Resolution approving a Development Agreement with Fieldside Development, LLC (Caddo Mills Crossing)

19. Discuss and consider a resolution of the City Council of the City of Caddo Mills, Texas, accepting a petition to amend boundaries of the Fox Landing Public Improvement District and calling a public hearing; authorizing the issuance of notice by the City Secretary regarding the public hearing; and providing an effective date.
20. Discussion and Possible Action taken on a resolution authorizing the City Manager to negotiate and execute on behalf of the City a First Amendment to Development Agreement between the City and HMH Caddo Mills Land, LP (History Maker Homes)
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 on or before 5:00 p.m., Thursday, April 3, 2025.



Becky Pattillo, City Secretary