



CITY OF CALDWELL

Kavon Novak, Mayor Pro-Tempore
Lee Glidewell
Jessie E. Enrique, Jr.

JANICE EASTER, MAYOR

Gary Easter
John Larch
Camden White, City Administrator

REGULAR MEETING OF THE CALDWELL CITY COUNCIL JUNE 17, 2025

Notice is hereby given that the City Council of the City of Caldwell, Burleson County, Texas will convene in a Regular Meeting at the City Council Chambers, 107 S. Hill St., Caldwell, Texas 77836, thereof at 5:30P.M., June 17, 2025.

AGENDA:

1. **Call to Order.**
2. **Invocation and Pledges to the U.S. and Texas Flags.**
3. **Citizens to be Heard on City-Related Topics.** (Must sign in to speak, 5-minute limit)
(The purpose of this item is to allow citizens an opportunity to address the City Council on issues that are NOT on the agenda. No discussion can be carried out on the guest's comment.)
Citizens to be Heard on Agenda Items Only. (Must sign in to speak, 5-minute limit)
(The purpose of this item is to allow citizens an opportunity to address the City Council on issues that ARE on the agenda. No discussion can be carried out on the guest's comment.)
4. **Consent Agenda:** *The Consent Agenda includes non-controversial and routine items that Council may act on with one single vote. A councilmember may pull any item from the Consent Agenda in order that the Council discuss and act upon it individually as part of the Regular Agenda.*
 - A. Consider approval of minutes for the Called Meeting 5-13-25, Regular Meeting 5-20-25, Called Meeting 5-27-25 and Workshop Meeting 5-27-25.
 - B. Consider approval of a revised Memorandum of Understanding for Adult Basic Education program between the City and Brazos Valley Council of Governments.
 - C. Consider appointing John Styes and Kice Scarmardo to the Main Street Advisory Board to fill the positions previously held by Justin Miller and Jeff Lidow, with terms expiring in December 2027.
5. **Public Hearings:**
Notice is hereby given that the City Council of the City of Caldwell, Burleson County, Texas will convene in a Public Hearing on a/an:
 - A. Presentation and discussion on the Texas Community Development Block Grant Program for submission of an application to the Texas Department of Agriculture for one or more TxCDBG program for years 2025-2026.
 - B. Presentation and discussion on Master Plan Amendment #MPA-2025-2, a staff-initiated request to amend the Future Land Use Map of the City of Caldwell Comprehensive Master Plan to align with the City's adopted zoning map. The proposed amendment updates the Urban Mixed-Use



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land use designation to reflect areas currently zoned as Downtown Core (DC), Mixed Use (MU), and Agricultural (A) in and around the Downtown Core, as shown on the attached map, with all properties within the blue boundary included in the proposed amendment. Action to follow at the July 15, 2025, council meeting.

- C. Presentation and discussion on Rezoning/Zoning Map Amendment #REZ-2025-2, a request by the property owner, Alford Brothers Properties LLC, to rezone Property ID 36975 from Residential (R) to Industrial (I). The proposed rezoning would allow for use permitted within the Industrial zoning district, such as warehousing, manufacturing, or utility-related operations. Action to follow at the July 15, 2025, council meeting.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR COUNCIL MEETING:

6. **Regular Agenda:**

Discuss, Consider, and Possible Take Action Regarding:

- A. Resolution No. 06-2025A Slum and Blight associated with the Texas Community Development Grant (TxCDBG) Downtown Revitalization Grant.
- B. Master Plan Amendment #MPA-2025-2, to change the future land-use designation of the front 150 feet of the following properties, from Estate and Rural Residential to Commercial to align with the City's adopted Zoning Map: Parcel ID Nos: 12610, 12659, 12593, 10680, 10574, and 10627.
- C. Conditional Use Permit request #CUP-2025-1 by Arete Property Group, LLC, to allow construction of a 15-unit apartment complex on the following properties located in a Mixed-Residential zoning district: Parcel ID Nos: 17357, 17378, and 17379.
- D. Lower Colorado River Authority (LCRA) Transmission Strategic Services Customer Service Contract (2025-2028) for installation and removal of a mobile transformer.
- E. A Mobile Substation Memorandum of Understanding (2025-2028) between LCRA Transmission Services Corporation and the City of Caldwell establishing terms and conditions for the use of mobile substations and temporary equipment.
- F. The sale of city-owned property located on 10.61 acres, Francis Smith Survey, A-57 to LCRA Transmission Services Corporation for the purpose of an electrical substation.
- G. City Hall Building at 102 Fox Street, Caldwell, TX.

7. **Department and Community Reports:** *These are informative reports that require no action.*

- A. Finance Reports
 - 1. Sales Tax Report.
 - 2. Property Tax Report.
 - 3. Cash Analysis Report.
 - 4. Monthly Financial Report.



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5. Customer Service – Utility Billing Report.

B. Library Services.

1. Library Programs
2. Library Services

C. Planning & Development Service Reports

1. Development
2. Permits & Inspections.
3. Code Enforcement Report.
4. Main Street Report.

D. Municipal Court Offenses and Activities Report.

E. Police Calls for Service Report.

F. Chamber of Commerce Upcoming Events Report.

8. **Administrative/Elected Officials/Community Interest Reports.** *Any oral report provided by the Administrative and Elected Officials will be informational only and not for council action. a) expressions of thanks, congratulations, or condolences; b) information regarding holiday schedules; c) an honorary or salutary recognition for purposes of this subdivision; d) a reminder about an upcoming event organized or sponsored by the governing body; e) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; f) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.*

9. **Adjourn.**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] 551.076 [deployment/implementation of security personnel or devices], or 551.087 [economic development negotiations].

After discussion of any matters in executive session, any final action or vote taken will be in public by the City Council.

City Council shall have the right at any time to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary's office at (979)567-3271 ext. 106, or fax (979)567-9233, or email mgonzalez@caldwelltx.gov for further information.

This Notice and Meeting Agenda are posted online at www.caldwelltx.gov/agendas-minutes/

Camden White, City Administrator

CERTIFICATION

I certify that the above notice of meeting was posted on the city's website and the bulletin board at Caldwell City Hall at 114 S. Echols St. and City Council Chambers, 107 S. Hill St., Caldwell, TX by Friday, June 13, 2025, at 5:00P.M.



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(SEAL)



Melissa Gonzalez, TRMC
City Secretary

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the _____ day of _____, 2025 at _____ AM PM.

Signature